



Holywell Lane, Conisbrough Doncaster DN12 2BP

welcome to

Holywell Lane, Conisbrough Doncaster

PREPARE TO BE CHARMED! This enchanting 3-bedroom end terrace on Holywell Lane brims with period character. High ceilings & bay windows fill the home with light, while its timeless charm & welcoming garden create a truly stunning retreat in a sought-after historic setting. CALL NOW!



Ground Floor: **Entrance Porch**

Comprises of a UPVC double glazed entrance door to the front.

Entrance Hallway

A spacious warm & welcoming entrance hallway which comprises of a central heating radiator and also having stairs leading to the first floor accommodation.

Lounge

13' 1" into recess x 14' 7" into bay (3.99m into recess x 4.45m into bay)

Having a central heating radiator and a UPVC double glazed bay window to the front.

Dining Room

14' 1" x 13' 2" into recess (4.29m x 4.01m into recess)

A lovely dining space, which has a central heating radiator, a feature log burner and a UPVC double glazed window to the rear.

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)

This spacious & modern style kitchen is fitted with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the electric oven and the 5 ring gas hob with the cooker hood above. Also having an integrated fridge & freezer & microwave, plumbing for a washing machine, a door leafing to the cellar. and a UPVC double glazed window and door to the rear.

Lower Ground Floor:

Cellar

A versatile space - providing ample storage.

1st Floor: **Landing**

Having access to the loft and a useful storage cupboard.

Bedroom One

12' 6" x 10' 2" into recess (3.81m x 3.10m into recess)

A delightful bedroom which boasts two UPVC double glazed windows to the front, a central heating radiator and a characterful feature fire set into surround.

Bedroom Two

14' 1" x 10' 4" into recess (4.29m x 3.15m into recess)

A rear facing bedroom which has a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Three

6' 1" x 9' 2" (1.85m x 2.79m)

Presented with a central heating radiator and a UPVC double glazed window to the front.

Bathroom

A larger than average bathroom.

A beautifully designed & partially tiled suite which comprises of a bath with a shower over, a W.C & a hand wash basin. There is also a heated towel rail, a central heating radiator and a UPVC double glazed window to the rear.

Exterior:

To the rear of the property is a low maintenance 2 tiered garden which benefits from a paved patio/seating area. A lovely outside space which is perfect for guest & family entertainment!



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Holywell Lane, Conisbrough Doncaster

- Spacious 3 bedroom end terrace. Period property. EPC D.
- Council tax A
- Character features - high ceilings & bay windows.
- Bursting with charm. Absolutely stunning throughout
- Kitchen with appliances, lounge, dining room with log burner, cellar
- Larger than average bathroom. Generous sized bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000-£160,000



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Property Ref:
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Please note the marker reflects the postcode not the actual property

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