



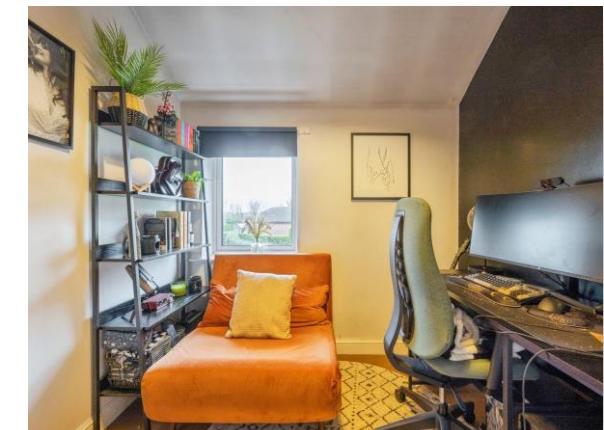
Station Cottages Station Road, Womersley Doncaster DN6 9BL

william
h brown
Incorporating
Porter Glenny

welcome to

Station Cottages Station Road, Womersley Doncaster

Stunning two-bedroom mid cottage in Womersley with spacious kitchen/diner, stylish bathroom, and extensive rear garden with patio. Offers on-street front parking and off-street rear parking. Full of charm and character—ideal for relaxed, countryside living.



Entrance Hall

With a UPVC double glazed front entrance door, tiled flooring and a radiator.

A large rear garden neatly laid to lawn, patio seating area, mature trees creating the boundary, off street parking, garden shed and shared access to the rear.

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

With a UPVC double glazed window to the front aspect, fire surround with solid fuel and slate hearth, under stairs storage cupboard and back boiler.

Kitchen

15' 5" x 8' 3" (4.70m x 2.51m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, induction hob, electric oven, integrated fridge freezer, dish washer, washing machine, vinyl floor covering, under cabinet lighting, spot lights to the ceiling, tiled splash back, timber framed stable door to the rear and two UPVC double glazed windows to the rear aspect.

Landing

A sky light and access to the loft.

Bedroom One

15' 5" max x 10' 2" (4.70m max x 3.10m)

With a UPVC double glazed window to the front aspect, hard wood flooring and a radiator.

Bedroom Two

8' 2" x 8' 5" (2.49m x 2.57m)

With a UPVC double glazed window to the rear aspect, cupboard housing the boiler, storage cupboard housing the boiler, laminate flooring and a radiator.

Bathroom

A suite consisting of a low level flush WC, panelled bath, wash hand basin, walk in shower cubicle, spot lights to the ceiling, vinyl flooring and a radiator.

Front Garden

With a mature garden to the front, mainly laid to lawn with small wall and a timber gate to the front.

Rear Garden



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welcome to

Station Cottages Station Road, Womersley Doncaster

- Two Bedroom Mid-Terraced Home
- Idyllic Village Location
- Cottage Style Kitchen
- Modern House Bathroom
- Beautiful Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PON119260 - 0006

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Please note the marker reflects the postcode not the actual property

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