

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



23 King Oswald Road, Epworth, DN9 1GW

- Immaculately presented 4 Bedroom (en-suite) Semi-Detached House • Excellent new Kitchen • Countryside views to the south • Ground floor cloaks (wc) • Updated Bathroom and En-suite fittings • PVCu Double Glazing and Gas Central Heating •
- Tastefully appointed throughout • Car parking to rear •



£210,000



Epworth is a historic small country town with “village” feel, thriving town centre cafes, restaurants, shops, post office, places of interest, schools, places of worship, leisure centre and pool and a lot going on for all age groups.

Accommodation (room sizes approx. only)

Ground floor

ENTRANCE HALL modern composite exterior door and radiator.

LOUNGE (5.42m x 3.87m) with radiator and front facing window.

DINING KITCHEN (4.80m x 2.50m) refitted in 2024 with stylish range of base and wall cabinets with smooth fronted doors and including integral oven, Neff 4 ring gas hob, dishwasher and fridge freezer. Plumbing for washer, slate effect work tops and stainless-steel sink, concealed gas central heating boiler and rear garden outlook. Radiator and patio doors to Dining area.

CLOAKS with toilet wash basin and radiator.

1st floor

LANDING with radiator.

BEDROOM 2 (2.85m x 2.77m) with radiator and front southerly outlook.

BEDROOM 3 (2.83m x 2.50m) with radiator and rear outlook.

BEDROOM 4 (2.20m x 1.90m) with radiator and rear outlook.

BATHROOM (1.90m x 1.90m) including bath/shower, cabinet wash basin and toilet. Radiator and complementary tiling to walls.

2nd floor

LANDING with radiator and airing cupboard.

BEDROOM 1 (4.70m x 3.70m max x 2.60m min) with front facing window, affording views over open country side to the south, double fitted wardrobes, radiator and built in storage cupboard.

EN-SUITE (2.47m x 0.93m) being fully tiled and including shower cubicle, cabinet wash basin, toilet and towel radiator.

OUTSIDE

Neat and enclosed rear garden with manageable lawn, paved terrace, exterior lighting and water tap, timber storage shed (2.40m x 1.80m) with electric. Side gated access to front of the house. Communal parking space at the rear of the property.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

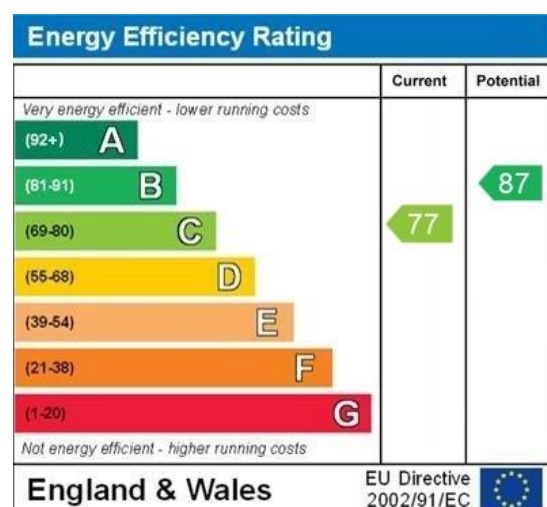
North Lincolnshire Council

COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE Leasehold. Held on a 999year term from 2004.

VIEWING

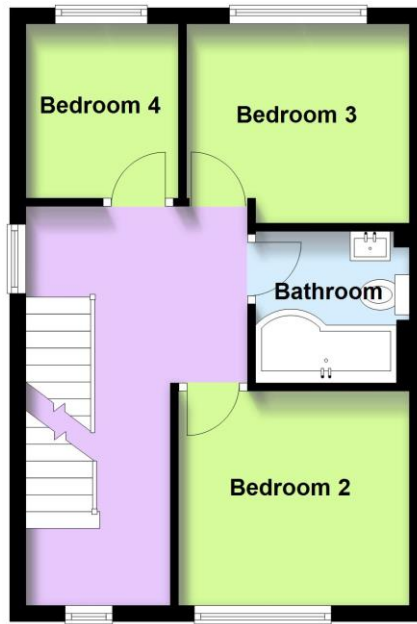
Strictly by prior appointment through Grice & Hunter 01427 873684





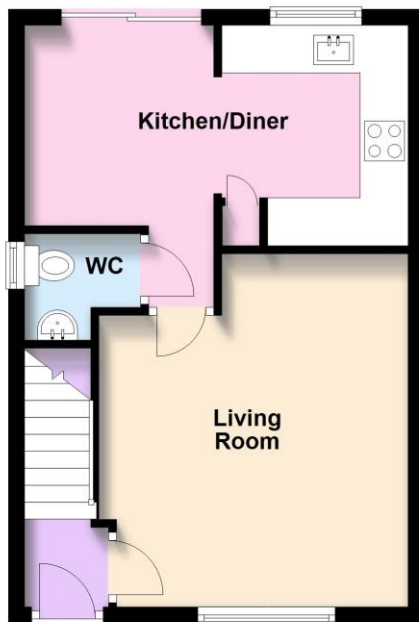
First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.9 sq. feet)



Total area: approx. 94.1 sq. metres (1013.2 sq. feet)

23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
 2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
 3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
 4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.
- Misrepresentation
Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.