



2 Castle View, Edlington, Doncaster, DN12 1LS

Offers In Excess Of £120,000

**** GUIDE PRICE £120,000 - £130,000**** Welcome to this 3 bedroom semi-detached property in the highly desirable development of New Edlington. This property stands within a good-sized plot and offers spacious and versatile accommodation within a sought after area. The entrance hall gives access to the lounge which is a great size and flooded with natural light. It has a feature fireplace and doors leading out to the garden. The kitchen/diner is fitted with a modern range of wall and base units and includes space for appliances. There is a useful utility room and cloakroom, perfect for storing coats and shoes. On the first floor there are three good-sized bedrooms and a family bathroom. Bedrooms one and two both benefit from fitted storage and bedroom one has the added advantage of an en-suite shower room. The enclosed garden is private and mainly laid to lawn with a good sized patio area; ideal for outdoor entertaining. To the front of the house there is a driveway providing off-road parking. The location of this property allows easy access to the Yorkshire region with a full range of amenities, facilities and schools close by. This property is a must view and offers great value for money.

Entrance

Lounge 11'1" x 16'5" (3.40 x 5.01)

Kitchen/Diner 19'9" x 9'6" (6.02 x 2.92)

Landing

Main Bedroom 11'1" x 10'9" (3.39 x 3.30)

Bedroom Two 7'8" x 11'0" (2.35 x 3.36)

Bedroom Three 8'3" x 8'11" (2.52 x 2.72)

Family Bathroom 4'8" x 8'5" (1.43 x 2.59)

Outside

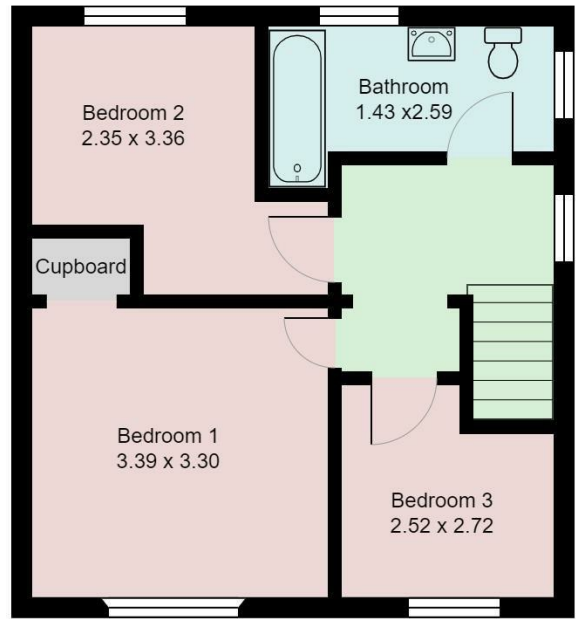
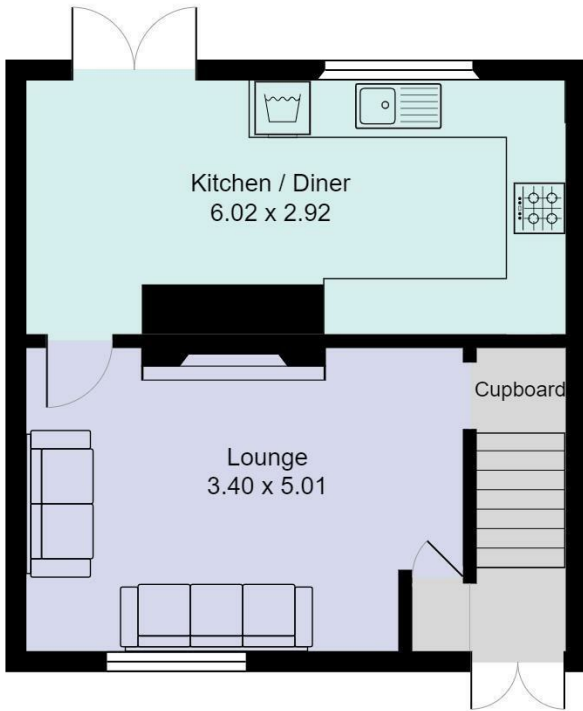
Material Information

Doncaster Council

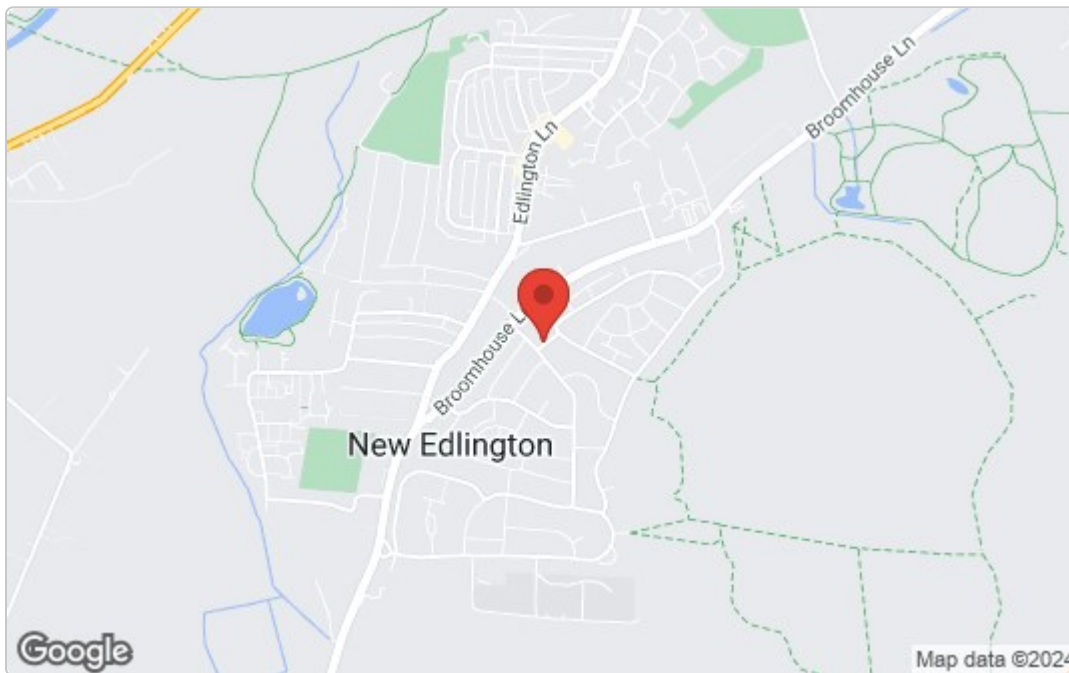
Tax Band A

Freehold

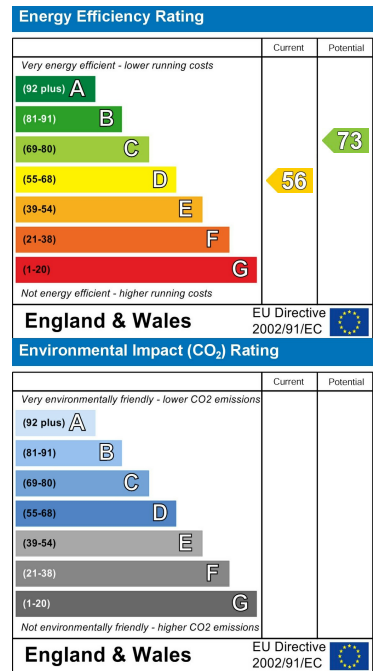
Floor Plan



Area Map



Energy Efficiency Graph



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