

4 Kiln Court, Barnby Dun, DONCASTER, South Yorkshire, DN3 1ST

Asking Price £165,000

Offered with exemplary standards within is this modern three-storey family property which has been upgraded by the current vendor. Ready for a first time buyer to move into, the property benefits from a downstairs WC, en suite to the master bedroom and impressive bathroom suite with integrated TV. The property hosts allocated parking area to the rear and with impressive gardens providing ideal relaxation space meaning an early viewing is essential to appreciate the standards on offer.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Terraced

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Downstairs WC



Benefitting from a low flush WC, corner wash hand basin, tiled flooring, radiator and front facing opaque window.

Lounge Dining Area 14'3" x 12'9" (4.35m x 3.91m)



Stunning reception room, with direct access onto the garden, via the french patio doors, hosting useful under stair storage and central heating radiator.

Kitchen 10'11" x 7'1" (3.33m x 2.18m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with ceramic hob with extractor above and oven below, space and plumbing for an automatic washing machine. With integrated items to include fridge / freezer and dishwasher and TV point.

Landing 7'2" x 10'2" (2.20m x 3.10m)



With further stairs to the second floor landing, radiator and a storage cupboard.

Bedroom Two 14'2" x 9'6" (4.34m x 2.90m)



A double room with two front facing double glazed windows and two central heating radiators.

Bedroom Three 14'4" x 7'8") (4.37m x 2.34m))



A double room with a rear facing double glazed window and a central heating radiator.

Bathroom



Fitted with a modern white suite comprising of a WC, a wash hand basin with mixer tap and a panelled bath with mixer tap. There is an integrated TV, extractor fan, partial tiling to the walls and tiled flooring.

Second Floor Landing

From the first floor stairs rise to the second floor landing which has access to the master suite.

Master Bedroom 20'6" max x 11'3" max (6.27m max x 3.43m max)



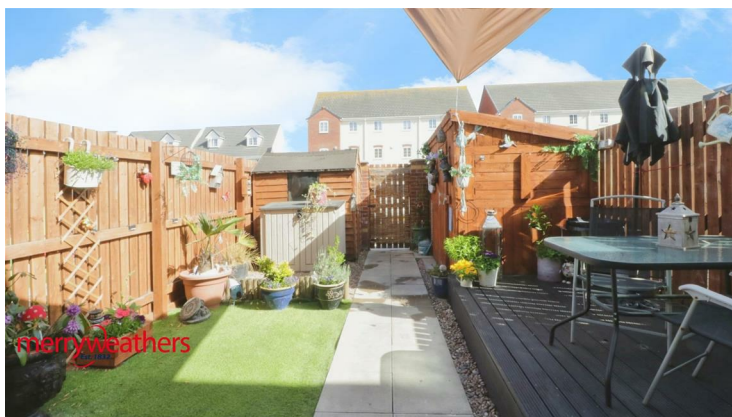
A fabulous master bedroom with fitted wardrobes and a front facing double glazed window and roof window. There is a central heating radiator, access to the loft and a door which gives access to the en-suite shower room.

En-Suite Shower Room



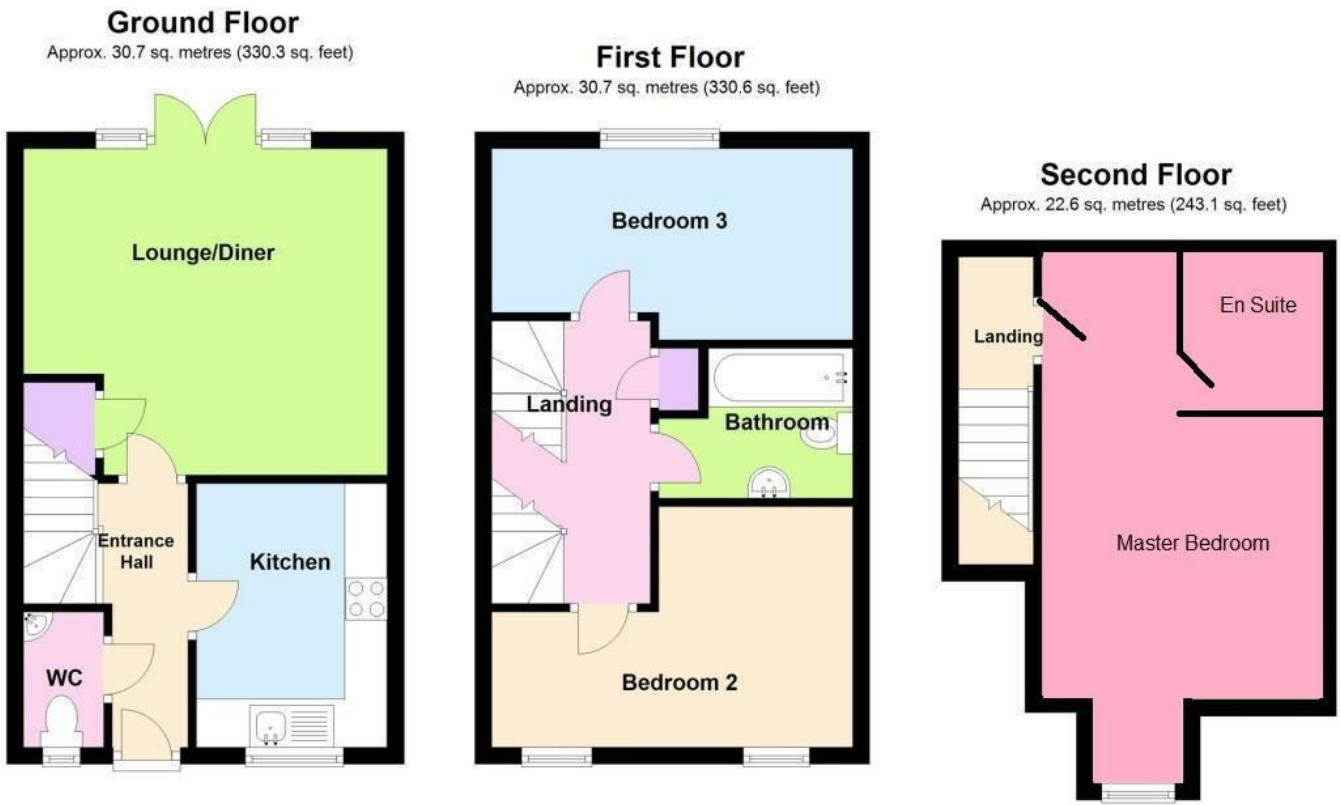
Fitted with a WC, a wash hand basin with mixer tap and thermostatic shower. There is tiling to the walls and floor, a chrome heated towel rail and a shaver point.

External



To the front of the property is an open plan garden whilst to the rear is an enclosed garden. There are impressive decked patio areas, laid to lawn garden and garden sheds to create a pleasant relaxing entertaining space. There is an allocated car parking space and plenty of visitor parking.

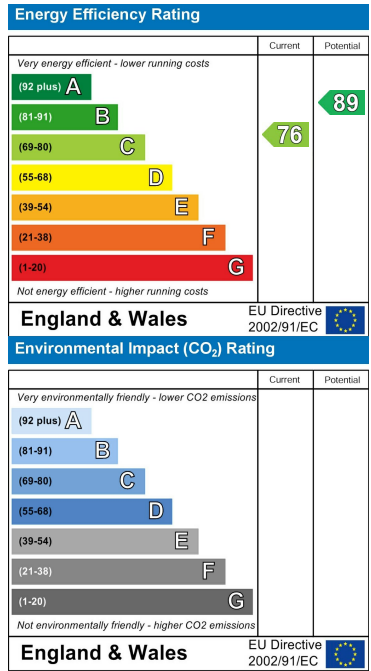
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

