



1 Serlby Road, Styrrup, Doncaster, DN11 8LT

Guide Price £220,000

*** GUIDE PRICE £220,000 - £230,000 ***

Located in a semi-rural village this THREE BEDROOM DETACHED HOUSE is offered for sale with NO UPWARD CHAIN. Styrrup is a small village located within 10 minutes drive of the neighbouring market towns of Bawtry and Tickhill whilst the nearby A1 intersection at Blyth makes commuting farther afield readily accessible.

The property offers GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, CONSERVATORY AND A DETACHED GARAGE, the accommodation briefly comprises: Hall, Lounge, Dining Kitchen, Conservatory, 3 Bedrooms and a re-fitted Bathroom.

ONLY A MOMENTS WALK FROM STYRRUP GOLF CLUB AND THE VILLAGE PLAYING FIELD

ENTRANCE HALL 6'2" x 4'5" (1.9 x 1.35)



With uPVC door and opaque side panel, radiator

LOUNGE 13'9" x 14'1" (4.2 x 4.3)



With radiator beneath the front facing uPVC window

DINING KITCHEN 16'10" x 10'5" (5.14 x 3.18)



With base and wall units and inset stainless steel sink set beneath the rear facing uPVC window with glazed uPVC door to one side. Integrated stainless steel gas hob with electric oven beneath. Space and plumbing for washing machine and dishwasher. 'Alpha' gas combination boiler. radiator. uPVC double doors open into the Conservatory

CONSERVATORY 8'6" x 7'7" (2.6 x 2.32)



With uPVC windows and door opening into the rear garden.

LANDING



With side facing uPVC opaque window and storage cupboard. Loft hatch

FRONT BEDROOM 9'2" x 13'1" (2.8 x 4)



With uPVC window and radiator beneath

REAR BEDROOM 10'2" x 11'5" (3.1 x 3.5)



With uPVC window and radiator

FRONT BEDROOM 7'8" x 9'3" (2.34 x 2.84)

With radiator and uPVC window

BATHROOM 6'6" x 5'6" (2 x 1.68)



With contemporary white suite comprising a panelled bath with shower, vanity wash hand basin with cabinet beneath and close coupled W.C. Tiling to the walls and floor, heated towel rail, extractor and uPVC opaque window

OUTSIDE



The property stands behind a Laurel hedge with driveway leading past the house to the detached brick Garage (5.39m x 2.25m)

To the rear is an enclosed garden, accessed from the driveway by double timber gates, with paved patio and tiered decking and raised stone walled gravelled border. Timber garden shed. Outside water tap and double electric socket.

GENERAL INFORMATION

Please note this property comes under Section 21 of the Estate Agents Act in that it is owned by a member of our staff.

MATERIAL INFORMATION

Council Tax Band: C

Tenure : Freehold

Property Type Detached house

Construction type Brick

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 Drive & Garage

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.

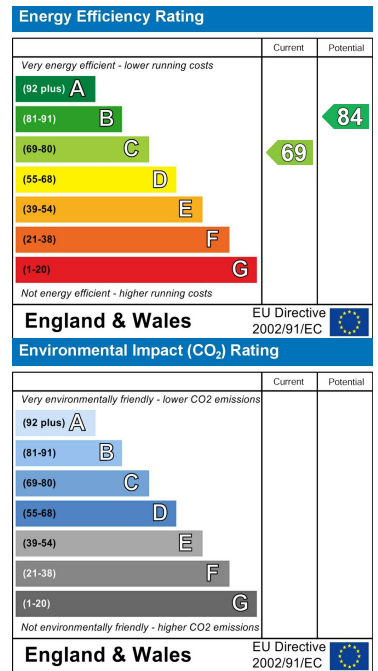
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

