



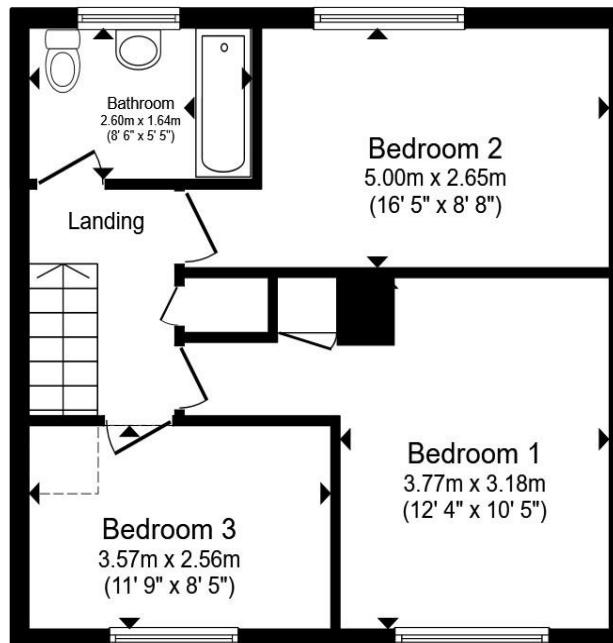
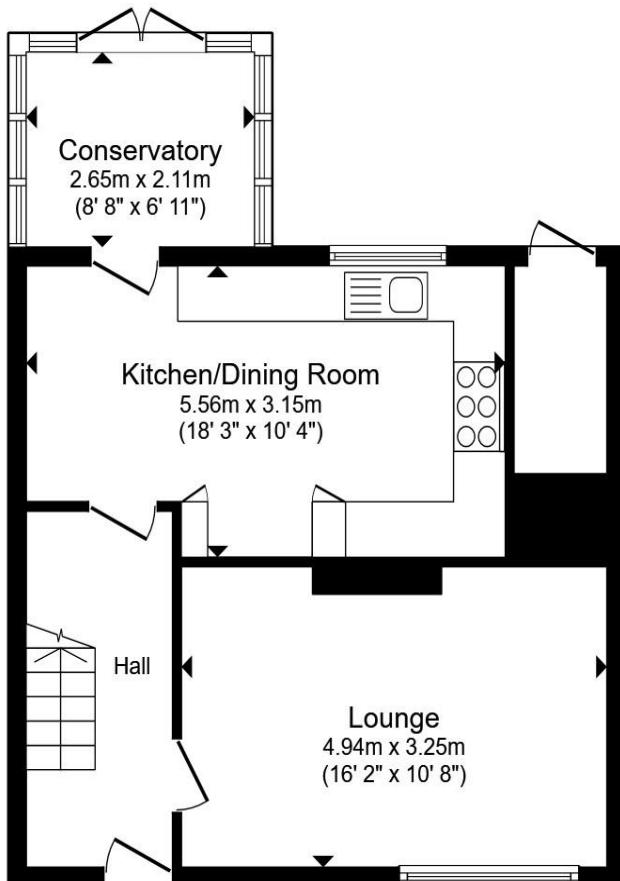
Staithes Walk, Denaby Main Doncaster DN12 4UL

welcome to

Staithes Walk, Denaby Main Doncaster

RUN, DON'T WALK TO STAITHES WALK! Beautifully presented 3-bed townhouse in popular location. Spacious layout with lounge, conservatory & generous kitchen/dining area. Delightful, low maintenance front & rear gardens & off-road parking. Ideal for families & investors alike - CALL NOW!





Entrance Hallway

Lounge

16' 2" x 10' 10" (4.93m x 3.30m)

Kitchen / Dining

18' 3" x 10' 3" (5.56m x 3.12m)

Conservatory

Landing

Bedroom One

8' 8" x 13' 6" (2.64m x 4.11m)

Bedroom Two

12' 5" x 10' 4" plus recess (3.78m x 3.15m plus recess)

Bedroom Three

11' 8" x 6' 9" (3.56m x 2.06m)

Bathroom

Outside

Total floor area 93.7 m² (1,009 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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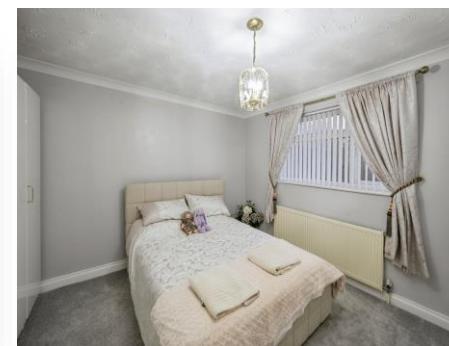
- 3 bedroom town house. Council Tax A. EPC D
- Popular location - well placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Spacious throughout - entrance hall, lounge, conservatory, kitchen/ dining area
- Delightful gardens to front & rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£130.000-£140.000



view this property online williamhbrown.co.uk/Property/MXB119001

Please note the marker reflects the postcode not the actual property



Property Ref:
MXB119001 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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