



## 30 Park Road, Askern , Doncaster, DN6 0BA

Offered to the market with no onward chain, this well-presented three-bedroom mid-terraced home is ideal for first-time buyers or investors alike.

The property features a spacious lounge leading through to a well-appointed kitchen and a family bathroom conveniently located on the ground floor. Upstairs, there are three comfortable bedrooms.

To the rear, the property boasts a generous garden, providing plenty of outdoor space for family activities or entertaining.

Additional benefits include modern décor throughout, Council Tax Band A, and an EPC rating of C. This property is ideal for a first starter home investment.

**Offers in the region of £88,000**

# 30 Park Road, Askern , Doncaster, DN6 0BA



- Three-bedroom mid-terraced house
- Family bathroom located on the ground floor
- No onward chain
- Gas central heating
- Spacious lounge
- Three well-proportioned bedrooms
- Ideal starter home or investment
- Modern kitchen with ample storage and workspace
- Spacious rear garden
- Council Tax Band A | EPC Rating: C

## Lounge

13'1" x 13'11" (3.99 x 4.26 )

## Kitchen

9'9" x 9'1" (2.99 x 2.79 )

## Bathroom

5'11" x 8'11" (1.82 x 2.74)

## Master bedroom

16'2" x 11'6" (4.95 x 3.53)

## Bedroom 2

7'10" x 11'5" (2.41 x 3.49 )

## Bedroom 3

7'9" x 8'6" (2.37 x 2.60)



## Directions

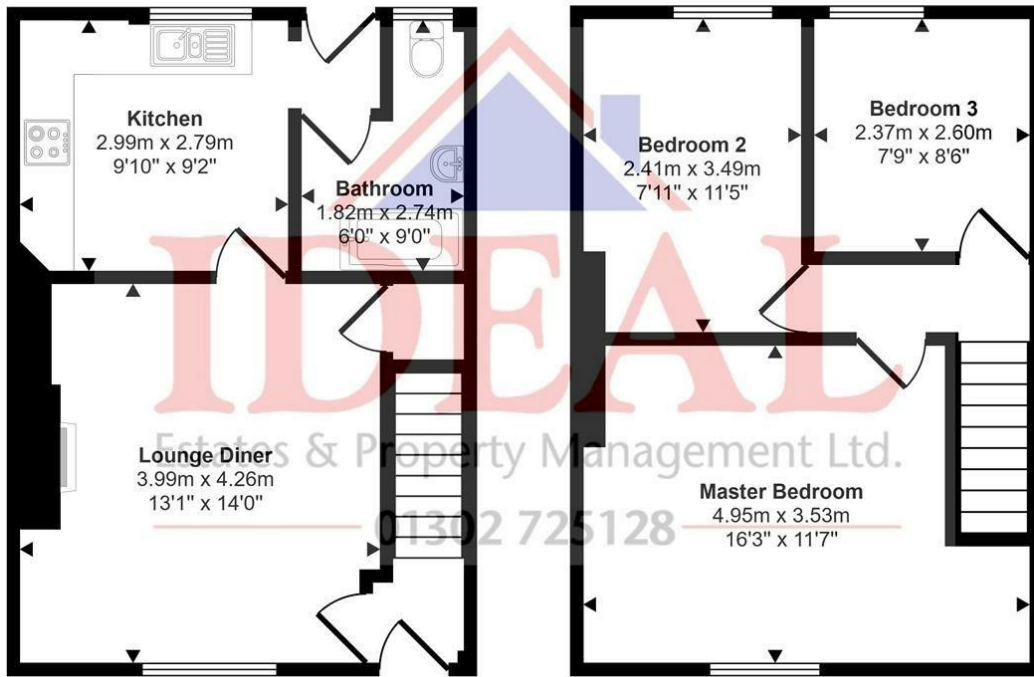
The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.





# Floor Plan

Approx Gross Internal Area  
71 sq m / 764 sq ft



Ground Floor  
Approx 35 sq m / 382 sq ft

First Floor  
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

