



7 Rydal Road Carcroft, Doncaster, DN6 8QH

GUIDE PRICE £160,000.00 TO £170,000.00

Nestled on Rydal Road, a sought after street in the area of Carcroft, Doncaster, this delightful semi-detached house is an ideal opportunity for first-time buyers seeking a comfortable and well-appointed home. The property boasts three spacious bedrooms, providing ample space for family living or guests. The well-presented lounge offers a welcoming atmosphere, perfect for relaxation or entertaining.

The heart of the home is undoubtedly the fitted kitchen, which comes equipped with modern appliances and features elegant French doors that open onto an enclosed rear garden. This outdoor space is perfect for summer gatherings, complete with a shed and a unique pub area, making it an entertainer's dream.

The property is set on a generous plot and includes a paved driveway that can accommodate several cars, ensuring convenience for residents and visitors alike. The canopy with spotlights adds a touch of charm and functionality to the entrance.

Located within walking distance to local amenities and schools, this home is ideally situated for families and individuals alike. With gas central heating and double glazing throughout, comfort and energy efficiency are assured.

We highly recommend viewing this well-presented home to fully appreciate its many features and the lifestyle it offers. Don't miss the chance to make this lovely property your own.

Guide price £160,000

7 Rydal Road

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- Viewing is highly recommended on this well presented home
- Hive control and a combi boiler.
- Easy access to regular public transport and motorway access
- GUIDE PRICE £160,000.00 TO £170,000.00
- Ideal for first time buyers and families
- Great sized plot with paved driveway, front and enclosed rear garden
- Walking distance to schools and all local amenities
- Light and airy entertaining kitchen / diner
- Sought after street
- EPC rating: C and Council tax Band A

Front Entrance Hall

Lounge

13'0" x 12'4" (3.98 x 3.778)

Kitchen / Diner

19'10" x 8'9" (6.07 x 2.68)

Landing

Bedroom One

10'2" x 12'4" (3.1 x 3.77)

Bedroom Two

11'1" x 8'10" (3.39 x 2.71)

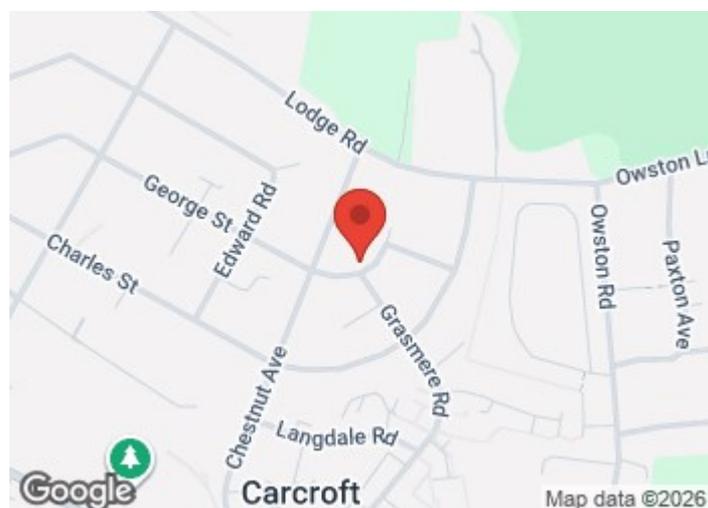
Bedroom Three

8'10" x 7'7" (2.71 x 2.32)

Bathroom

8'2" x 7'7" (2.49 x 2.32)

Outside space



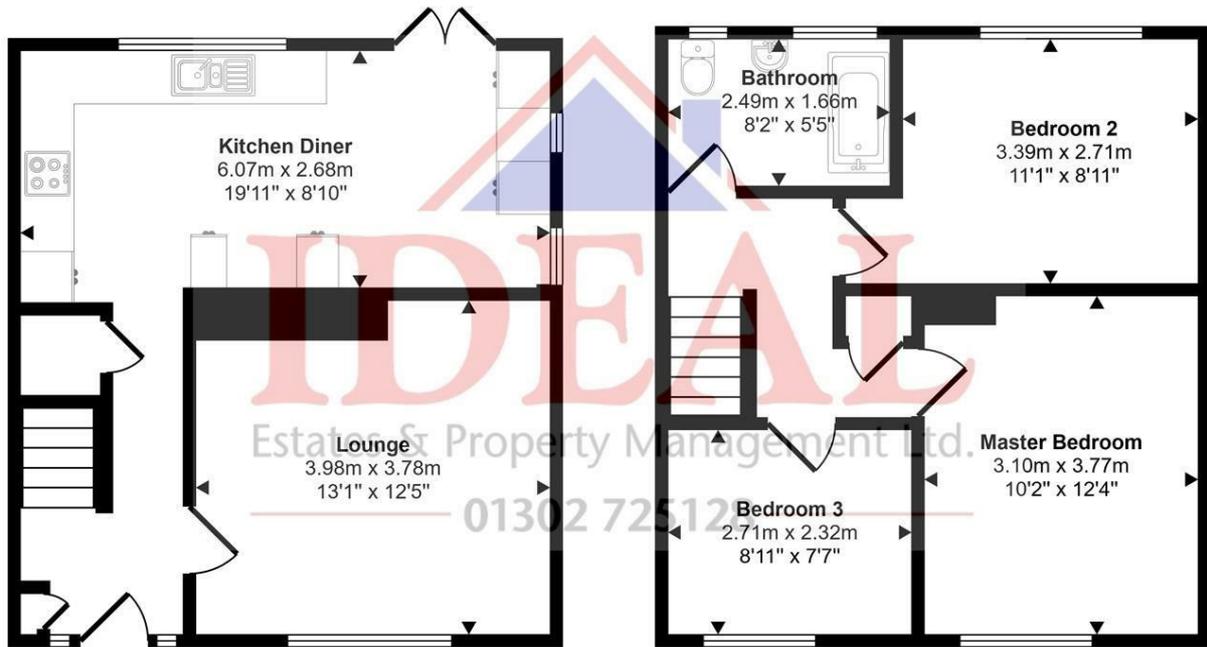
Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster. It borders woodland to the north which separates it from the neighbouring village of Owston. To the west the village merges with Skellow having subsumed the areas previously known as Hobcroft and Bullcroft. A string of small industrial estates connect it with Adwick le Street to the south. East of the village lies mixed farmland and woodland.



Floor Plan

Approx Gross Internal Area
80 sq m / 861 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft

First Floor
Approx 40 sq m / 432 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.

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