



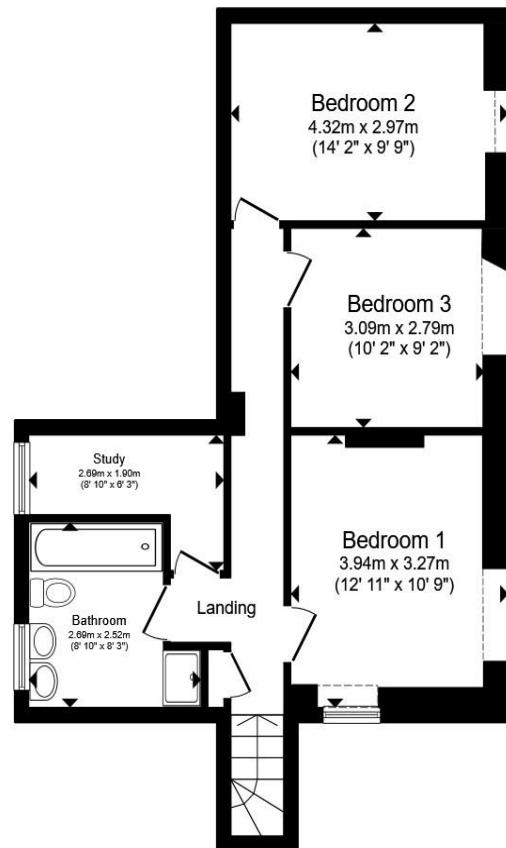
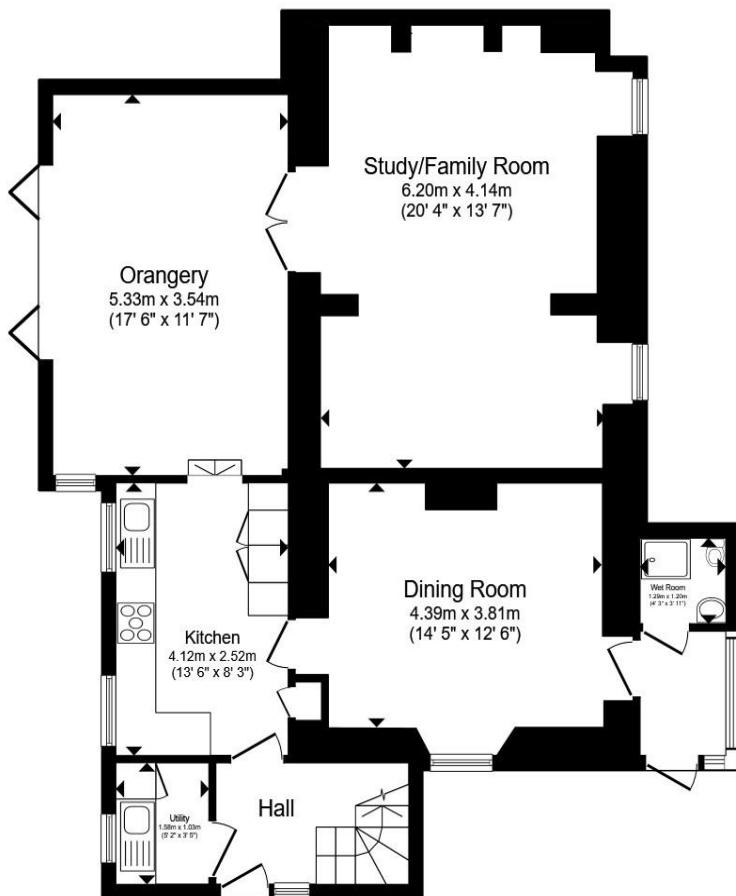
Top Fold Cottages, Old Denaby Doncaster DN12 4LF

welcome to

Top Fold Cottages, Old Denaby Doncaster

TOP VIEWS, TOP COMFORT, TOP FOLD! A stunning character home in a sought-after semi-rural setting, offering spacious living, stylish presentation & breathtaking countryside views. A rare chance to secure a standout property in this idyllic village setting. An internal viewing is a must. CALL NOW!





Ground Floor:

Entrance Hallway

Utility Room

Kitchen

15' 9" x 8' 9" (4.80m x 2.67m)

Dining Room/ Orangery

17' 8" x 13' 1" (5.38m x 3.99m)

Family Room/ Study

20' 5" x 13' 9" (6.22m x 4.19m)

Lounge/ Bedroom 4

14' 7" x 12' 8" (4.45m x 3.86m)

Porch

Wet Room

1st Floor:

First Floor Landing

Bedroom One

13' 2" x 11' 7" (4.01m x 3.53m)

Bedroom Two

14' 5" x 10' 1" (4.39m x 3.07m)

Bedroom Three

10' 5" x 9' 5" (3.17m x 2.87m)

Study Room

9' 2" x 4' 3" (2.79m x 1.30m)

Total floor area 146.4 m² (1,576 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

welcome to

Top Fold Cottages, Old Denaby Doncaster

- Spacious semi detached character property - Absolutely stunning family home
- Highly sought after village location - rural setting yet still well placed for amenities, shops & transport links
- Ent hall, utility, kitchen, dining room/orangery, family room/study, lounge/bedroom 4, porch & wet room
- 1st Floor: 3 bedrooms, study room & family bathroom
- Under floor heating & log burner

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£445,000



view this property online williamhbrown.co.uk/Property/MXB119733

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.



Property Ref:
MXB119733 - 0002

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Please note the marker reflects the postcode not the actual property

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