



**Top Fold Cottages, Old Denaby Doncaster DN12 4LF**

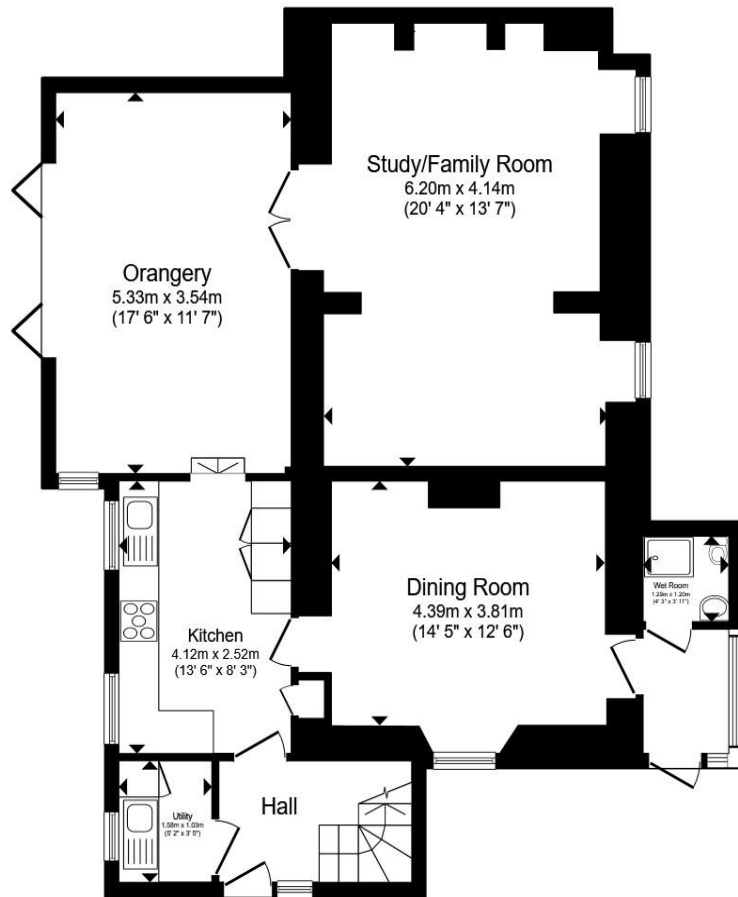


**welcome to**

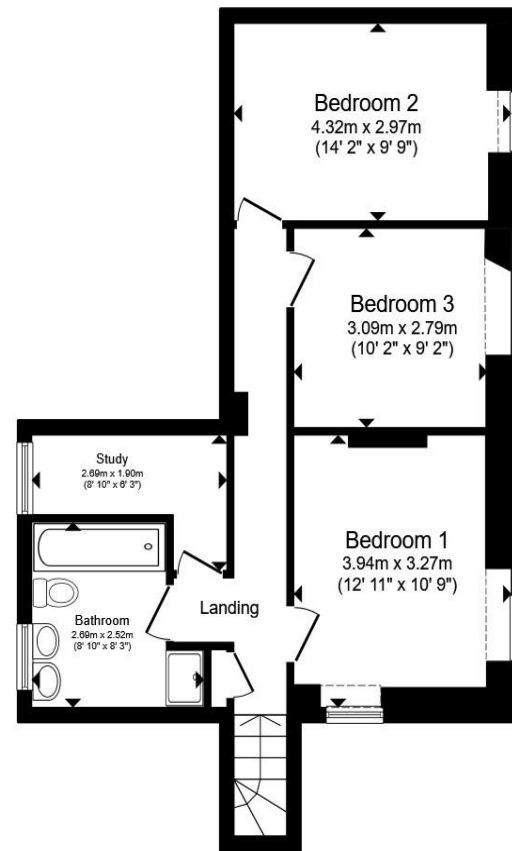
**Top Fold Cottages, Old Denaby Doncaster**

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**



**First Floor**

Total floor area 146.4 m<sup>2</sup> (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](http://www.propertybox.io)



## 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 )

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**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119733](https://williamhbrown.co.uk/Property/MXB119733)



Property Ref:  
MXB119733 - 0002

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