





Rye Croft,Conisbrough Doncaster DN12 2BD

william h brown

welcome to

Rye Croft, Conisbrough Doncaster

£250,000-£260,000 -THE PICK OF THE CROP! Occupying a delightful cul-de-sac position, this spacious 3 bedroom detached bungalow features a lounge, kitchen & conservatory. Benefiting from a drive, garage & lawned rear garden. Offered with NO CHAIN - it's a must view. CALL NOW!













Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Having a door to the front & a central heating radiator.

The loft space is boarded with drop down ladder access.

Lounge
Having a window to the front and a central heating radiator.

Kitchen
Fitted with a range of wall and base units incorporating an electric oven and gas hob. There is also plumbing for a washing machine & dishwasher, a radiator, a window to the side and a door to the side.

Conservatory
Having a door to the rear & wrap around windows offering garden & countryside views.

Bedroom One
Having sliding doors and a central heating radiator.

Bedroom Two
Having a window to the rear and a central heating radiator.

Bedroom Three
Having a side facing window and a central heating radiator.

Shower Room
Fitted with a shower, a wash hand basin and a W.C. There is also a central heating radiator, an airing cupboard and a 2 windows to the side.

Outside
Sitting on a generous sized & enviable plot - to the front is a lawned garden enhancing kerb appeal & a driveway providing off street parking.

To the rear is a lovely garden with lawn & patio area.

Garage
Having a side door for access, a window and an electric roller door to the front.

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Rye Croft, Conisbrough Doncaster

- ****GUIDE PRICE £250,00 - £260,000 ****3 bedroom detached bungalow. Council Tax B. EPC tbc
- Delightful cul-de-sac position in this sought after location
- Excellently placed for local amenities, schools, shops, transport links & Conisbrough Castle
- Spacious with lounge, kitchen, conservatory
- Driveway & garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120181

The Property Ombudsman

Property Ref:
MXB120181 - 0008

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.

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