

Westwell Lane, Gringley-On-The-Hill Doncaster DN10 4QY

welcome to

Westwell Lane, Gringley-On-The-Hill Doncaster

POPULAR LOCATION! Available with NO ONWARD CHAIN is this lovely semi-detached house located to the peaceful semi rural village of Gringley-on-the-Hill, offering THREE GOOD SIZED BEDROOMS, OFF ROAD PARKING, GARAGE, FRONT & REAR GARDENS. Viewing is highly recommended!













Ground Floor Accommodation

Entrance Hall

Entrance hall benefitting from two storage cupboards, housing the stairs to the first floor landing and having a central heating radiator.

Lounge

13' 2" x 10' 11" max (4.01m x 3.33m max)

Main reception room having coving to the ceiling, front facing double glazed bay window, dado rail and central heating radiator.

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

Kitchen having a range of wall and base units, complimentary worktops and stainless steel sink and drainer. Integrated oven, hob and exractor hood plus space for a fridge and washing machine. Side and rear facing double glazed windows and coving to the ceiling.

Dining Area

13' x 11' 6" max (3.96m x 3.51m max)

Open plan to the kitchen making an ideal space for entertaining. Having a multi fuel burner, French doors leading through to the conservatory and coving to the ceiling.

Conservatory

12' 6" x 8' 7" max (3.81m x 2.62m max)

A spacious conservatory, constructed of low level brick with upvc double glazing and having French doors leading out to the garden and ceiling fan.

First Floor Accommodation

Landing

Loft access with ladder.

Bedroom One

12' 1" x 11' 6" max (3.68m x 3.51m max) Double bedroom having a front facing double glazed

window and central heating radiator.

Bedroom Two

11' 6" max x 11' 11" (3.51m max x 3.63m)
Double bedroom having a rear facing double glazed window and central heating radiator.

Bedroom Three

8' 9" max x 7' 11" (2.67m max x 2.41m) Single bedroom having a front facing double glazed window, central heating radiator, dado rail and

storage cupboard.

Bathroom

Fitted with a bath with overhead shower, pedestal wash hand basin and chrome heated towel rail. Rear facing double glazed window with obscure glass, tiled flooring and cupboard housing the boiler.

Wc

Separate wc with side facing double glazed window with obscured glass and tiled flooring.

External

Set back from the road behind a gravelled parking area and colourful garden with lawn and well stocked borders. Side pedestrian access available to the rear. The rear garden is enclosed and of a good size with lawn, variety of mature plants, trees and shrubs plus a useful storage outbuilding. Pedestrian access gate at the rear leads to the garage which is en bloc with vehicle access at the end of the street.

Garage

16' 1" x 9' 1" (4.90m x 2.77m)

Separate garage block to the rear of the property.

Agents Note

Utilities - Mains electric, water and drainage. LPG central heating.

The vendor advises access to the garage is via a private road, please speak with your conveyancer to clarify.





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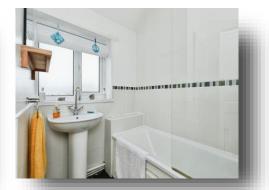
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- Well Presented Semi Detached House
- Desirable Semi Rural Village Location
- Three Bedrooms
- NO CHAIN
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£225,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWY107967 - 0005 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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