



Badsworth Road, Warmsworth Doncaster

welcome to

Badsworth Road, Warmsworth Doncaster

Situated in this sought after village with close links to the cricket club, benefiting from two reception rooms, a conservatory and a rear aspect kitchen. The property is well-appointed throughout with off road parking, a garage and available with no onward chain.



Entrance Hall

With a side facing exterior door, stairs which rise to the first floor landing, a useful storage cupboard and oak flooring.

Lounge

19' x 12' (5.79m x 3.66m)

With a front facing double glazed window, a central heating radiator, wooden flooring and a gas feature fireplace as the focal point of the room. Double oak doors open to the dining room.

Dining Room

11' 11" x 8' 4" (3.63m x 2.54m)

With rear facing French doors which lead through to the conservatory, a central heating radiator, wooden flooring and area for a dining table and chairs.

Kitchen

11' 11" x 10' 6" (3.63m x 3.20m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the Belfast style sink. The kitchen has a four ring gas hob, an electric oven and grill, a built-in dishwasher, plumbing for a washing machine and space for a freestanding fridge and freezer. There is a rear facing double glazed window and a side facing stable door.

Conservatory

9' 1" x 7' 10" (2.77m x 2.39m)

With rear facing double glazed windows and side facing doors providing access to the rear garden.

First Floor Landing

With sliding mirrored wardrobes providing hanging and storage space and houses the wall mounted boiler.

Bedroom One

15' 3" x 11' 11" (4.65m x 3.63m)

With rear and side facing double glazed windows and a central heating radiator.

Bedroom Two

11' 11" x 8' 8" (3.63m x 2.64m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 5" x 8' 4" (2.87m x 2.54m)

With a front facing double glazed window and a central heating radiator.

Bathroom

A luxury bathroom which is fitted with with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a roll top bath. There is a chrome heated towel rail and two rear facing obscure double glazed windows.

Outside

To the front of the property there is an open plan lawn with an extensive block paved driveway providing off road parking which leads to the garage. Wrought iron gates give access to the side entrance. To the rear of the property there is a mainly laid to lawn garden with patio areas and a range of trees.

Garage

17' 10" x 9' 3" (5.44m x 2.82m)

With an up and over door and a rear facing single glazed window.

Additional Information

The vendor has made us aware that the loft is partially boarded.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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welcome to

Badsworth Road, Warmsworth Doncaster

- IDEAL FOR UPSIZERS
- FRONT ASPECT LOUNGE
- CONSERVATORY
- SUPERB KERB APPEAL
- MODERN AND CONTEMPORARY FIXTURES AND FITTINGS THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



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