





March Street,Conisbrough DONCASTER DN12 2LY

william h brown

welcome to

March Street, Conisbrough DONCASTER

RUN TO MARCH STREET! Deceptively spacious & beautifully renovated throughout! This impressive home is set over 3 floors & boasts a stylish contemporary kitchen, versatile heated basement room, drive, courtyard with elevated views, & excellent access to schools, amenities, transport.













Agents Note Aml
"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."

Ground Floor:
Lounge
A spacious & inviting living space with partitioned entrance. Beautifully presented & tastefully decorated along with tiled flooring - featuring a front-facing uPVC double glazed window, allowing for plenty of natural light, and a central heating radiator.

Kitchen
A stunning contemporary kitchen, fully renovated to a high standard and fitted with a range of wall and base units. A large peninsula provides seating for up to six people with further storage cupboards, creating the perfect space for everyday family life and entertaining. Complete with an integrated induction hob, oven and extractor hood, sink & drainer with a reverse osmosis filter system, and space and plumbing for both a washing machine and tumble dryer. A rear facing uPVC double glazed window and central heating radiator complete the room overlooking the field views.

Rear Porch
A useful rear porch providing access to the rear garden, offering a practical transition between the home and outdoor space.

Cellar
Currently utilised as a gym, providing valuable additional storage space and benefiting from standing headroom, the cellar benefits from power and lighting, an electric fan and a central heating radiator, providing a versatile space.

First Floor:
Bedroom Two
A spacious second bedroom featuring a front-facing uPVC double glazed window and a central heating radiator. Benefiting from a fitted storage cupboard along with useful understairs storage, providing ample space for everyday storage needs.

Bedroom Three
A well-proportioned third bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator.

Bathroom
Modern in style and fitted with a double shower cubicle featuring an overhead rainfall shower, a vanity unit with inset hand wash basin and a WC. Having a rear-facing uPVC double glazed window overlooking beautiful rear views and a heated towel rail.

Second Floor:
Bedroom One
A spacious principal bedroom featuring a front-facing uPVC double glazed window and a central heating radiator, creating a bright and comfortable space.

Exterior:
To the front of the property is a driveway providing private off-road parking. To the rear is a good-sized courtyard enjoying pleasant views beyond & accessing the open fields, offering an ideal space for outdoor relaxation and entertaining.

welcome to

March Street, Conisbrough DONCASTER

- Deceptively spacious accommodation over 3 floors. EPC D. Council Tax A - Total floor area 90 square metres
- 3 well proportioned bedrooms - Impressive second floor principal bedroom
- Absolutely stunning throughout - renovated to a high standard. Contemporary fitted kitchen (2024) & bathroom
- Replacement windows fitted in 2024/2025 & Boiler replaced in 2025
- Useful cellar storage - versatile space with heating

Tenure: Freehold EPC Rating: D
Council Tax Band: A









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119595

The Property Ombudsman

Property Ref:
MXB119595 - 0003

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.

william h brown

01709 583267

mexborough@williamhbrown.co.uk

4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.