



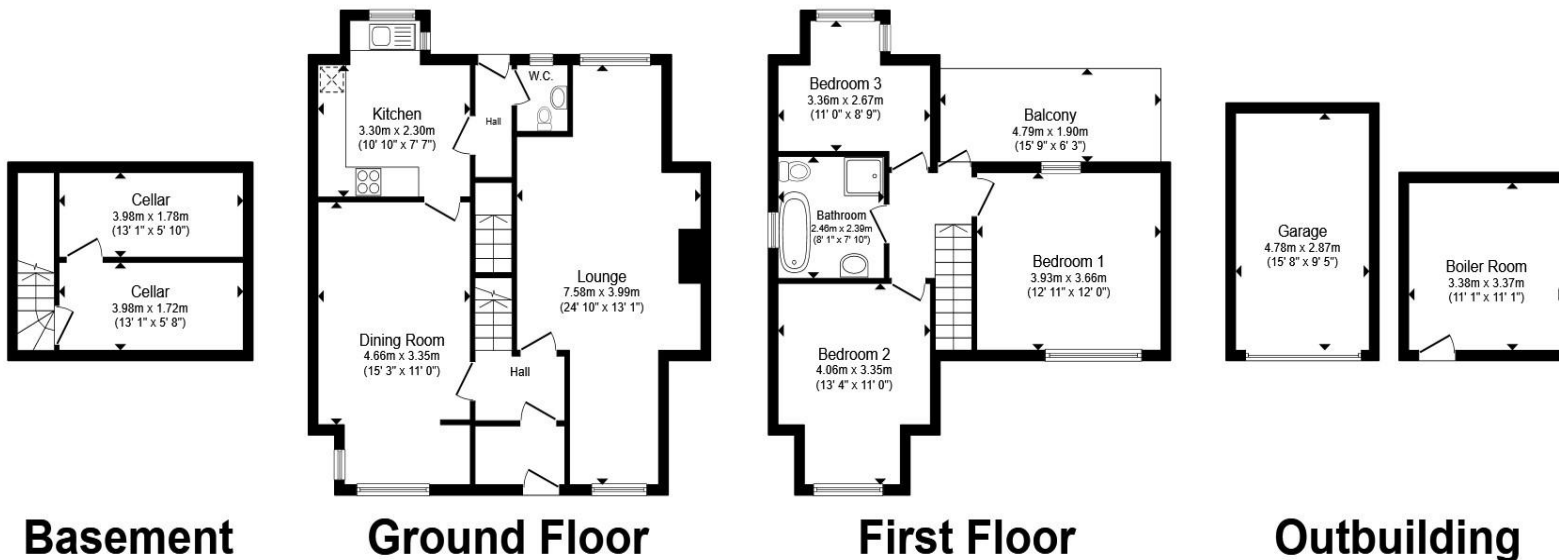
Kathlyn Villa Low Road, Conisbrough Doncaster DN12 3ER

welcome to

Kathlyn Villa Low Road, Conisbrough Doncaster

VILLA BY NAME, VILLA BY NATURE! Imposing & characterful detached home, rich in charm and presence, boasting an elevated balcony, mature gardens & set back from the main road. A rare and distinctive residence offering timeless appeal in a sought after setting. CALL NOW!





Basement

Ground Floor

First Floor

Outbuilding

Total floor area 155.0 m² (1,668 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



Agents Note

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

Dining Room

Kitchen

Rear Hallway

Lower Ground Floor:

Cellar/Utility Room

1st Floor:

Landing

Balcony

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Exterior:

Garage

welcome to

Kathlyn Villa Low Road, Conisbrough Doncaster

- Imposing & characterful 3 bedroom detached residence
- Highly regarded setting within a popular historic village
- Enjoys elevated views towards Conisbrough Castle
- Beautifully presented interiors blending period charm & contemporary style
- Spacious accommodation including 2 reception rooms & quality kitchen

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in the region of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119351



Property Ref:
MXB119351 - 0002

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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