Park Rôw



Barnsley Road, Moorends, Doncaster, DN8 4RG

Offers Over £100,000

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** SOUTH FACING REAR GARDEN ** OFF STREET PARKING ** Situated in Moorends, this semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner, Ground Floor w.c. To the First Floor are three bedrooms and Shower room. Externally the property benefits from off street parking to the front and a enclosed south facing rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



























PROPERTY OVERVIEW

Offered to the market with no onward chain, this appealing home represents an excellent opportunity for first-time buyers, investors or those looking for an affordable home with scope to make their own mark.
Offering well-proportioned living space throughout, the property benefits from a shower room offering practicality and a South facing rear garden to ensure any future owner can enjoy all day sunshine.
Moorends is an established community close to the market town of Thorne, offering a range of local amenities including shops, schools, a GP surgery, library, community facilities and recreation areas. The village is also well placed for access to the M18 and M180, while the surrounding Thorne Moors provide excellent opportunities for countryside walks and outdoor activities.

GROUND FLOOR ACCOMMODATION

Hall
6'11" x 4'1" (2.12m x 1.26m)

Lounge
14'3" x 13'1" (4.36m x 3.99m)

Kitchen Diner
14'3" x 9'10" (4.35m x 3.01m)

Ground Floor w.c
4'6" x 2'8" (1.38m x 0.83m)

FIRST FLOOR ACCOMMODATION

Bedroom One
13'1" x 10'9" (4.00m x 3.30m)

Bedroom Two
11'6" x 9'4" (3.53m x 2.87m)

Bedroom Three
8'11" x 6'6" (2.73m x 2.00m)

Shower Room
6'0" x 5'8" (1.84m x 1.74m)

EXERTIOR

Front
Off street parking and small maintained front garden.

Rear
Enclosed rear garden with small patioed area.

DIRECTIONS

Head north on Pasture Road towards Third Avenue, at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyn Road/A614, at the roundabout, take the 2nd exit onto the M62 slip road to Leeds/M18 continue onto M62 then take the M18 exit. At junction 6, take the A614 exit to Thorne, at the roundabout, take the 1st exit onto Paddock Lane, at the roundabout, take the 1st exit and stay on Mount Pleasant Road. Turn right onto N Common Road, turn right onto Moorends Road then continue onto Marshland Road, take a left onto Wembley Road, then a right onto South Raod and then left onto Barnsley Road where the property can be clearly Identified by our Park Row Properties ' For Sale' board.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: City of Doncaster Council
Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

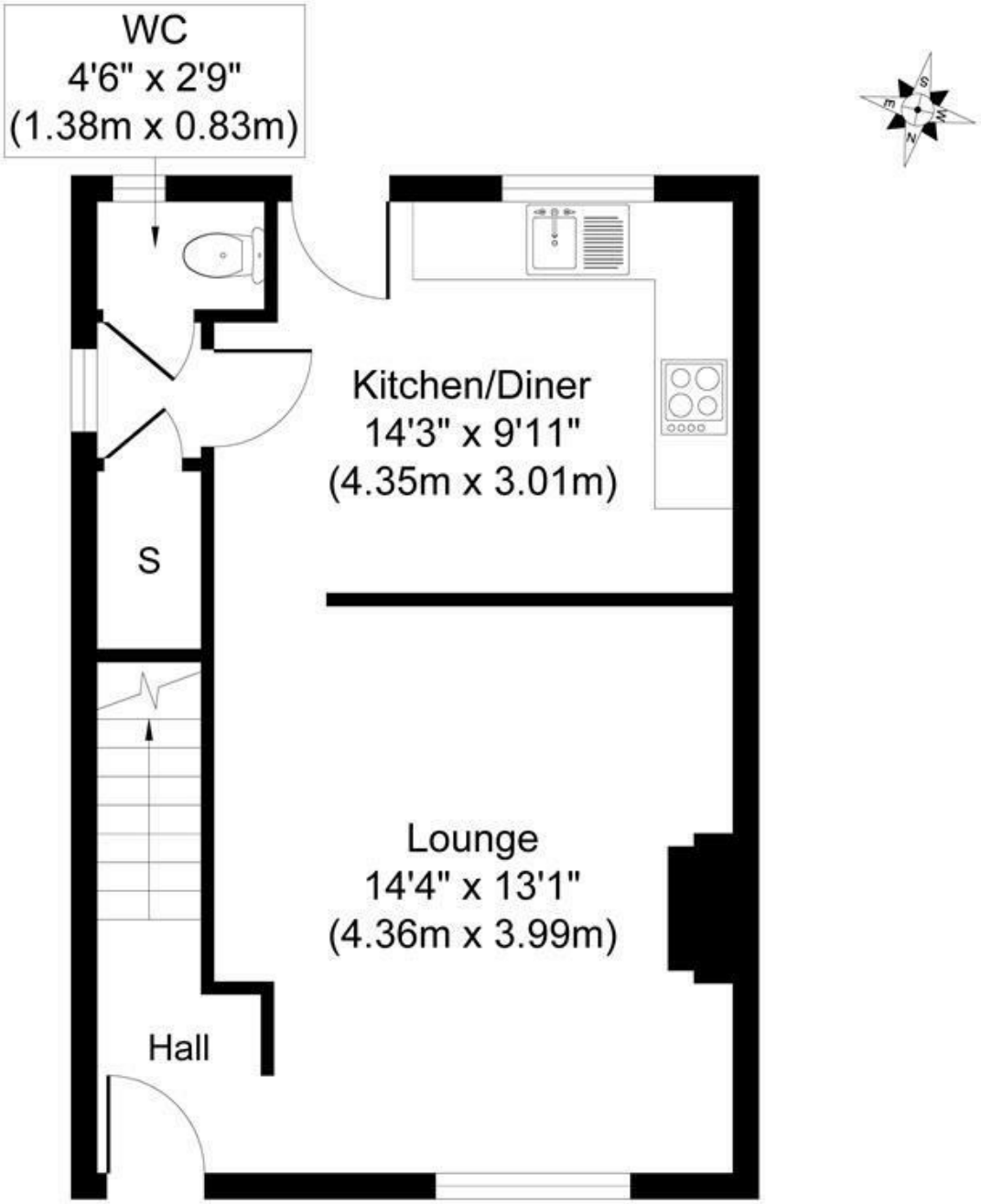
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

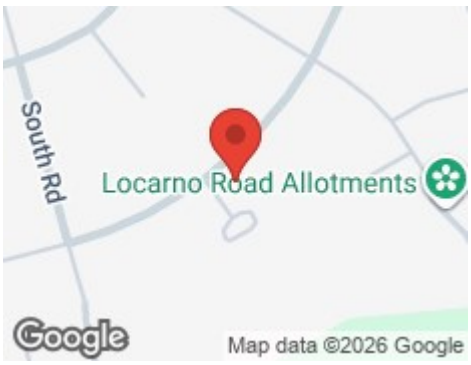
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133



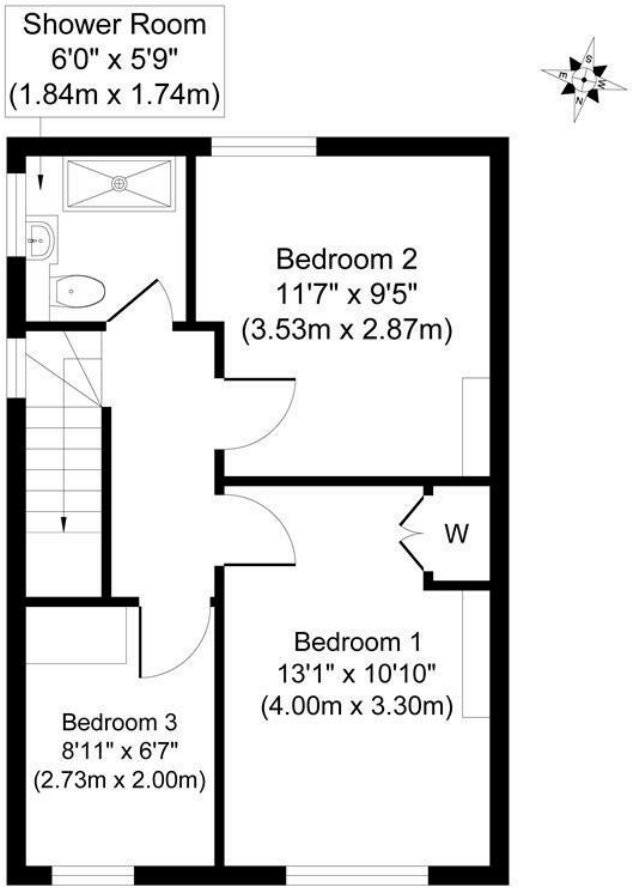
Ground Floor
Approximate Floor Area
393 sq. ft
(36.52 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor
Approximate Floor Area
393 sq. ft
(36.52 sq. m)

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