



85 Melton Mill Lane, High Melton, DN5 7TE

**Asking Price £200,000**

This extended three-bedroom semi-detached house is for sale in High Melton, near Doncaster, offering neutrally decorated accommodation arranged with two reception rooms, one kitchen and two bathrooms.

The layout provides defined living and dining spaces, together with practical family facilities.

High Melton is a village setting to the west of Doncaster, surrounded by countryside walks and green spaces, with further leisure and retail amenities available in nearby Sprotbrough and Doncaster town centre. A range of supermarkets, cafés and shops can be found in and around Doncaster, together with additional leisure facilities and services.

## Merryweathers

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## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Oil central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - None

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Porch

With a front facing entrance door giving access, with further glazed door to the lounge reception room.

## Lounge 19'1" x 12'3" (5.84 x 3.75m)



With a front facing upvc bay window, central heating radiator with the focal point of the room being the feature stone fireplace and open spindled staircase rising to the first floor accommodation.

## Dining Area Leading to Dining Kitchen 18'7" x 18'4" (measurements at best) (5.68 x 5.61m (measurements at best))



With glazed french doors leading to the lounge, there is an open plan element leading to the dining kitchen. The superb family and entertaining space hosts a bespoke kitchen fitted with a comprehensive range of wall, base and drawer units. There is also a breakfast bar, with space and plumbing for a dishwasher with the rear window enjoying views over the well appointed garden.

## Downstairs Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Utility



With space and plumbing for an automatic washing machine and side entrance door entering the side conservatory.

## Side Office Area



With a tiled floor covering, front entrance door and rear facing upvc sliding patio doors entering the rear garden.

## Bedroom One 12'3" x 10'8" (3.74 x 3.26m)



With front facing upvc windows, central heating radiator and a comprehensive range of fitted wardrobes.

## Bedroom Two 9'2" x 11'0" (2.81 x 3.36m)



With rear facing upvc window and central heating radiator.

## Bedroom Three 8'0" x 9'6" (2.44 x 2.91m)



With a rear facing upvc window, central heating radiator and a range of fitted wardrobes.

## First Floor WC



With a low flush WC, wash hand basin and obscure double glazed window.

## External



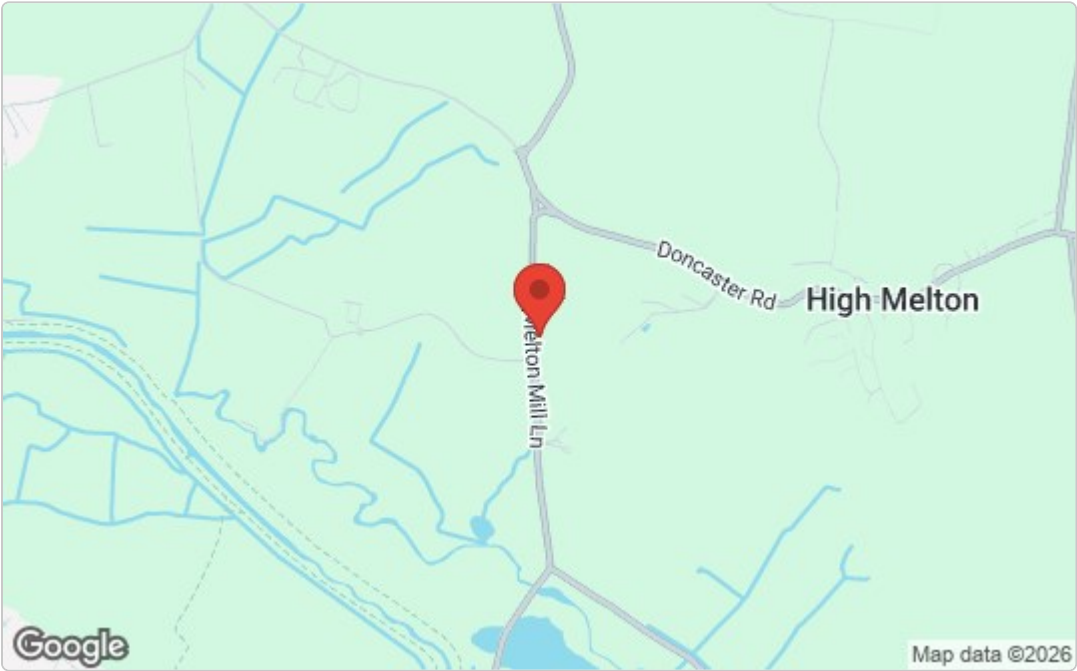
To the front of the property is a block paved driveway providing off road parking for a number of vehicles. To the rear is an impressive family friendly garden, with

paved patio area leading to a raised laid to lawn garden  
with well stocked borders and open aspect beyond.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

