



Headingley Way, Edlington Doncaster

welcome to

Headingley Way,Edlington Doncaster

GUIDE PRICE £135,000 - £145,000. This impressive two bedroom semi-detached family home is situated within a cul-de-sac position and benefits from a driveway and garage, a spacious lounge and a conservatory. Situated close to a host of local amenities. Ideal for a first time buyer!



Entrance Porch

With a side facing exterior door and a further door into the lounge.

Lounge

With stairs which rise to the first floor landing, decorative coving, laminate flooring and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer with mixer tap. There is a four ring gas hob with a cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is rear facing double glazed window, a central heating radiator and complimentary tiling.

Conservatory

A versatile room with rear facing French doors and side facing double glazed windows which provide an abundance of natural light.

First Floor Landing

With a loft hatch and spotlights to the ceiling.

Bedroom One

With a rear facing double glazed window, a central heating radiator, coving and fitted wardrobes.

Bedroom Two

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

Bathroom

Fitted with a side facing obscured double glazed window, a low flush W.C, a wash hand basin and a panelled bath. There is partial tiling to the walls, downlights and coving.

Outside

To the front of the property there is a gated driveway which intern leads to the garage and provides generous off road parking for multiple cars. To the

rear, the garden is mainly laid to lawn with a patio area and fencing to the perimeter.

Garage

With up and over door.

Note

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.



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Headingley Way, Edlington Doncaster

- GUIDE PRICE £135,000 - £145,000
- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- SET BACK CUL-DE-SAC LOCATION
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£135,000-£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126603 - 0003

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