

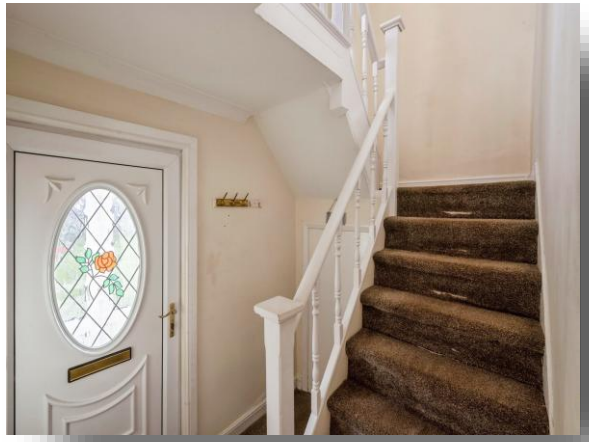
Crossfield Lane,Skellow Doncaster

william h brown

welcome to

Crossfield Lane,Skellow Doncaster

This spacious three bedroom semi-detached home sits on a generous corner plot and is ideal for a growing family. Offered with no onward chain, the property benefits from a detached garage, driveway and plenty of living space throughout.













Entrance Porch
With front facing French doors and a side facing double glazed window.

Entrance Hall
With stairs rising to the first floor landing, a central heating radiator and access to the ground floor W.C.

Ground Floor W.C
Fitted with a low flush WC and a wash hand basin on a vanity with mixer tap. There is a side facing obscure double glazed window and tiled flooring.

Sitting Room
An attractive front reception room with a front facing bay fronted double glazed window, a central heating radiator and double doors giving access through to the living/dining room.

Living / Dining Room
With two side facing double glazed windows and rear facing patio doors. There is a feature fire as the focal point of the room, two central heating radiators and has versatile space for a study area and dining area.

Kitchen
Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the circular stainless steel sink and drainer with mixer tap. The kitchen has area for a freestanding electric cooker with extractor hood above, plumbing for a washing machine, splashback tiling and tiled flooring. There is a side facing double glazed window, a side facing stable door providing access to the side garden and drive and there is a step down to the utility room.

Utility Room
A spacious utility area with a side facing double glazed window and a rear facing door providing access to the rear garden. There are additional wall units with work surfaces beneath which is space for an under counter fridge and dryer. There is laminate flooring and area for a freestanding freezer.

First Floor Landing
With a front facing double glazed window, coving to the ceiling, a loft hatch and a central heating radiator.

Bedroom One
A double room with a front facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Two
With a rear facing double glazed window, coving to the ceiling, a central heating radiator and a useful storage cupboard which houses the concealed wall mounted boiler.

Bedroom Three
A double room with a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Family Bathroom
Fitted with a WC, a wash hand basin and a panelled bath with an electric shower over. There is wall to floor tiling, coving to the ceiling, a central heating radiator and a side facing obscure double glazed window.

Outside
The property stands on a spacious corner plot with off road parking to the side by a driveway which leads to the garage. There are spacious lawned areas enclosed by fencing to the front and side whilst to the rear of the property there is a paved patio, seating area with an outdoor sheltered canopy and useful gardens store.

Garage
With an up and over door, power and light.

Agent's 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.

welcome to

Crossfield Lane, Skellow Doncaster

- THREE BEDROOM SEMI-DETACHED
- SUBSTANTIAL CORNER PLOT FAMILY HOME
- OPEN PLAN LOUNGE DINER AND BAY FRONTED SITTING ROOM
- GENEROUS UTILITY AND GROUND FLOOR W.C
- AMPLE OFF ROAD PARKING AND GARAGE

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

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127181

The Property Ombudsman

Property Ref:
DCR127181 - 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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