



**Holmesfield View Station Road, Beckingham Doncaster DN10
4PT**

welcome to

Holmesfield View Station Road, Beckingham Doncaster

Spacious four double bedroom family home finished to a high standard throughout. Modern fitted dining kitchen and utility with under floor heating through the lounge, dining kitchen and utility. Landscaped gardens to the front and rear with block paved driveway leading to the integral garage.



Entrance Hall

Oak staircase leading to the first floor with under stairs storage, tiled flooring with under floor heating and a double glazed door.

Lounge

22' into bay x 12' max (6.71m into bay x 3.66m max)
Neutral decor, marble feature fire surround with granite hearth and multi burning stove inset. Oak flooring with under floor heating and a large double glazed bay window with open views beyond.

Dining Kitchen

19' 10" x 10' 5" (6.05m x 3.17m)
Fitted with an extensive range of modern white gloss wall and base units, star galaxy granite work surfaces, splash back tiling and under mounted sink with mixer tap. Under lighting and illuminated display cabinets with mood lighting to the kick boards. Space for appliances including 1200 mm range cooker with extractor above and American fridge freezer. Tiled flooring with under floor heating. Double glazed window and double glazed french doors opening out to the rear garden.

Utility Room

9' 3" x 5' 4" (2.82m x 1.63m)
Fitted with modern white gloss wall and base units, star galaxy granite work surfaces and under mounted sink with mixer tap. Space for washing machine and dryer. Tiled flooring with under floor heating. Double glazed window and double glazed door to the side.

Cloakroom

Fitted with wc, wash hand basin and double glazed window.

Landing

Bespoke staircase with hand turned spindle, loft access which is 1/2 boarded and has lighting with pull down ladder and central heating radiator.

Bedroom One

19' 5" x 12' 2" to rear of wardrobes (5.92m x 3.71m to rear of wardrobes)
Neutral decor, fitted wardrobes to one wall, two central heating radiators and double glazed window.

En Suite

8' 1" x 7' 1" (2.46m x 2.16m)
Fitted with wc, wash hand basin and luxury corner shower cubicle with massage jets and music. Tiled flooring, Porcelanosa tiled walls, heated towel rail and double glazed window.

Bedroom Two

10' max x 11' 9" (3.05m max x 3.58m)
Neutral decor with sloping ceiling to one side, central heating radiator and double glazed window.

Bedroom Three

12' x 9' 6" extending to 12' 1" (3.66m x 2.90m extending to 3.68m)
Neutral decor, central heating radiator and double glazed window.

Bedroom Four

11' 1" x 10' max (3.38m x 3.05m max)
Further double room with neutral decor, central heating radiator and double glazed window.

Bathroom

9' 9" x 7' 8" (2.97m x 2.34m)
Fitted with a high quality three piece suite including large double ended free standing bath tub, wc and wash hand basin with white vanity storage. Tiled flooring, Porcelanosa wall tiles, central heating radiator and double glazed window.

Front Garden

Lawned garden area to the front with side fencing and wall to the front.

Driveway

Paved driveway providing off street parking for several vehicles leading to the integral garage.

Garage

17' x 9' 6" (5.18m x 2.90m)
Attached garage with electric roller door, power and light.

Rear Garden

Lawned garden with block paved patio all enclosed with fencing.

Shed

Agents Note

Please note that the AML fee covers 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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welcome to

Holmesfield View Station Road, Beckingham Doncaster

- Four double bedroom detached family home
- Modern fitted dining kitchen and utility
- Under floor heating through the lounge, dining kitchen and utility area
- Partially boarded loft with inbuilt ladder above a wide hallway
- Landscaped front and rear gardens

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

Awaiting Photograph

£360,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110050 - 0007

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