



6a Whin Hill Road Doncaster, DN4 7AE Asking Price £585,000

DETACHED FAMILY HOME WITH OPTION TO RE DEVELOP IF PREFERRED (planning granted)

Standing on a generous plot of 0.24 acre, within this highly sought after location, a substantial detached family house, with the option to re develop the site, having full planning granted for a 2.5 storey detached house, amounting to 3,500 sq ft (ref - 24/01790/FUL)

Existing property briefly comprises of; entrance hall, WC. Well proportioned lounge with access to formal dining room, large rear conservatory. Study. Breakfast kitchen and utility room.

First floor; galleried landing accessing, 3 bedrooms and bathroom including master bedroom suite (with dressing room and shower room) Second floor provides 2 further good sized bedrooms.

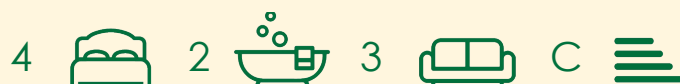
Outside; gardens extend to the substantial corner plot, with plenty of parking and double garage.

Well screened plot with a good degree of privacy.

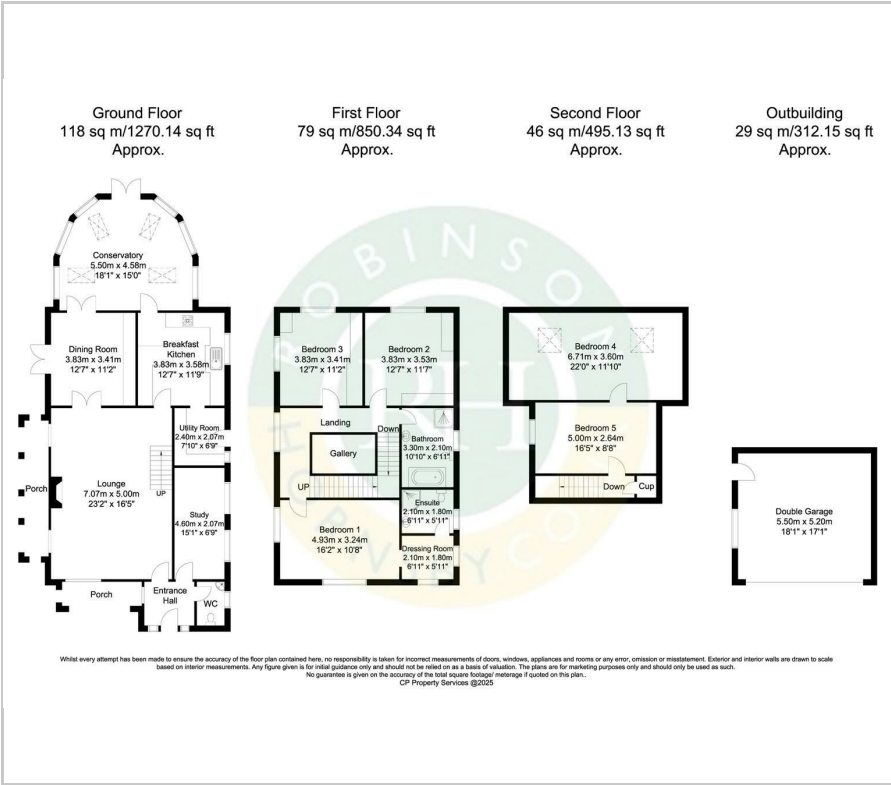
- substantial detached family home on 0.24 acre site
- highly sought after location close to a host of amenities
- option to re develop with planning granted for new dwelling (replacement property)
- corner plot (to St Wilfrids Road and Whin Hill Road)
- currently offers extensive family accommodation
- would benefit from some upgrading
- easy access to major motorway and rail routes
- 3 reception rooms and conservatory, 5 bedrooms
- a unique opportunity with flexibility to improve / re develop

Viewing

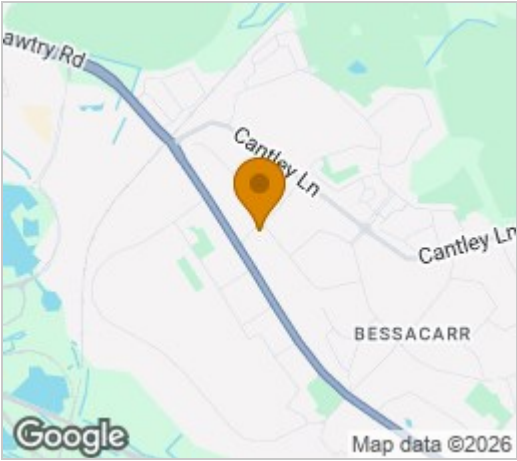
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



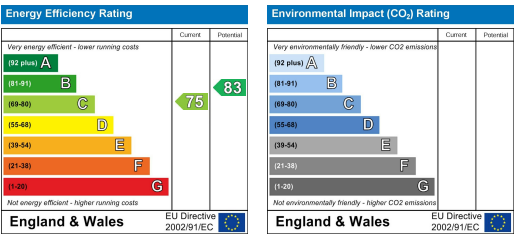
Floor Plan



Area Map



Energy Efficiency Graph



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