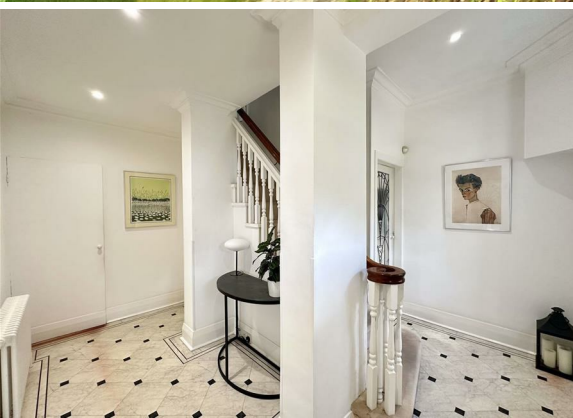




4 Bed  
House  
located in  
Skelbrooke

Offers In Excess Of  
£550,000



**enfields**

Bannister Lane

Doncaster

Skelbrooke

DN6 8LU

**\*\*NO CHAIN\*\*\*IMMACULATE PERIOD HOME WITHIN A COUNTRYSIDE LOCATION\*\* OFFERING FURTHER ANNEX WITH SHOWERROOM\*\***

Modern breakfast kitchen. Spacious dining lounge. Downstairs W/C. Modern house bathroom and en-suite. Large private balcony to master bedroom overlooking the grounds. An Annex with modern bathroom. Southerly facing garden including expansive patio/seating areas. A large sweeping driveway and double garage. Excellent locality to good amenities and schooling. To view this property contact Pontefract Estate Agents, Enfields.

Enfields are delighted to offer for sale this impressive four bedroom, link detached property situated within the stunning countryside of Skelbrooke, Doncaster.

Beautifully presented, this 18th Century family home is located close to a full range of amenities found locally all of which have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Meadowhall Sheffield Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local private and public schooling at primary, secondary and tertiary levels. As well as comprehensive train links into Wakefield, Doncaster, Leeds and London, the property is central to many locations sitting closely to the A1 motorway giving access to Leeds, Harrogate, Sheffield, Doncaster, Wetherby and York.

The property briefly comprises; to the ground floor, entrance hallway, good sized modern breakfast kitchen, dining lounge and downstairs w/c. To the first floor; master bedroom with large balcony, a good sized bedroom with modern en-suite, two other good sized bedrooms and a modern three piece house bathroom. A beautiful and well maintained garden also having an extensive patio area ideal for seating and entertainment. Multiple off street parking is provided by means of an expansive private driveway and a double garage.

#### Entrance Hallway

13'9" x 11'10"

Enter through door to front aspect, double glazed window to front aspect, recess spotlights, oil fueled central heating, tiled flooring throughout, stairs leading to first floor landing, useful under stair storage cupboard and doors leading through to other rooms.

#### Breakfast Kitchen

18'8" x 10'6"

Modern kitchen having high and low level storage units with square edged work surfaces over and splash back screen, inset stainless steel sink with drainer and stainless steel mixer tap, integrated four-ringed electric hob with overhead extractor fan, integrated dishwasher, washing machine and tumble dryer, integrated double oven and grill, integrated full size fridge freezer, tiled flooring throughout, oil fueled central heating, recess spotlights and double glazed window to front aspect.

#### Downstairs W/C

4'7" x 4'7"

Two piece suite comprising of a low level W/C and a pedestal hand wash basin with chrome taps, oil fueled central heating, tiled half walls and tiled floors throughout.

#### Dining Lounge

22'8" x 29'6"

A large space with three oil fueled central heating radiators and bespoke radiator covers, double glazed windows to front aspect, a large double glazed bay window to front aspect, an effective, non-functioning, handmade bespoke sandstone fireplace and hearth with a decorative wrought iron grate and integral lighting, recess spotlights, decorative ceiling coving.

#### First Floor Landing

Oil fueled central heating, double glazed opaque windows to rear aspect, loft access and doors leading to other rooms.

#### Master Bedroom

18'8" x 13'5"

Wood effect flooring, decorative ceiling coving, double glazed window to front and side aspects, oil fueled central heating, a UPVC door leading out to a large private balcony which has decking with extensive views over the mature garden.

#### Bedroom Two

14'9" x 11'2"

Built-in wardrobes with mirrored sliding doors, decorative ceiling coving, double glazed window to front aspect, oil fueled central heating and door leading through to en-suite.



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**En-Suite**  
5'11" x 5'3"

Two piece suite comprising of a round hand wash basin with chrome mixer tap mounted over vanity unit and a walk-in mains fed thermostatic controlled shower with two shower head attachments over, tiled walls to splash prone areas, oil fueled central heating, recess spotlights, a double glazed opaque window to front aspect and wood effect flooring.

**Bedroom Three**  
14'9" x 10'10"

Double glazed window to front aspect, oil fueled central heating, decorative ceiling coving and a built-in wardrobe.

**Bedroom Four**  
12'6" x 10'2"

Double glazed window to front aspect, decorative ceiling coving, oil fueled central heating, recess spotlights and a built-in wardrobe with mirrored sliding doors.

**House Bathroom**  
6'7" x 6'3"

Three piece suite comprising of a low level W/C, a pedestal hand wash basin and a bath with chrome mixer tap and shower head attachment, tiled walls throughout, oil fueled central heating, double glazed opaque window to side aspect and tiled effect flooring.

**Outside**

Front of the property has expansive stone patio area ideal for seating and entertainment, with access to an outdoor store, with a block paved walkway leading to multiple areas of the garden across two tiers. Feature mature bushes, shrubs and trees to all borders with up lights showcasing the grounds at night, made private with timber fencing and hedging to boundaries. Property is accessed via a large private sweeping pebbled driveway through electric wrought iron double gates with sensory security lights and a pedestrian stone walkway leading directly to the main house, which also has multiple off-street vehicle parking with the ability to hold a magnitude of cars with a double garage having electric up and over doors, power and lighting. The garden also hosts an Annex which can be used as a guest accommodation or a substantial office.

**Annex**  
12'2" x 21'0"

Having laminate wood flooring, electric central heating, useful storage cupboard, UPVC double glazed window to front aspect, UPVC double glazed French doors to front aspect and door through to en-suite. A private south facing garden which is mainly laid to lawn with decking and bushes and shrubs to borders.

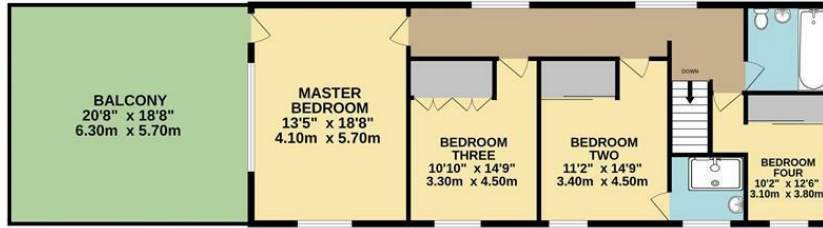
**Annex En-suite**  
8'10" x 3'11"

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with electric tap and a walk-in electric shower, waterproof walls to splash prone areas, a wall-mounted heated towel rail, UPVC double glazed window to side aspect and vinyl flooring.

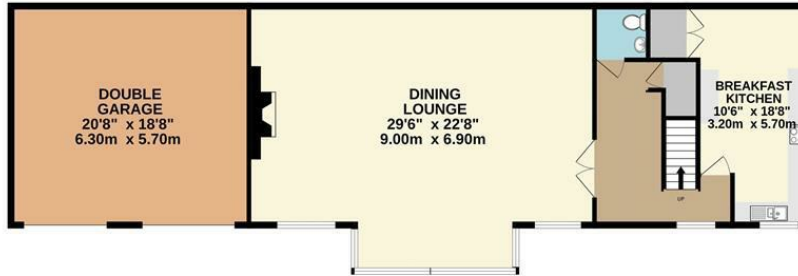
Property Details: D1



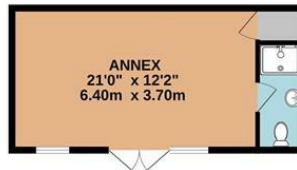
1ST FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



GROUND FLOOR  
1318 sq.ft. (122.5 sq.m.) approx.



ANNEX  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 2547 sq.ft. (236.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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