



Hildergard Station Road, Norton , Doncaster, DN6 9HH

Offered to the market with no onward chain, this attractive two-bedroom end-terrace property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises two spacious reception rooms, providing flexible living and dining space, alongside a conservatory to the rear which offers additional living accommodation overlooking the garden. The property benefits from a family bathroom located on the ground floor, while the first floor hosts two well-proportioned bedrooms and a convenient shower room.

Externally, the property enjoys off-road parking to the side with gated access, adding both security and practicality. Further benefits include double-glazed windows throughout and a freehold tenure.

Conveniently situated close to local amenities, schools, and transport links, this charming home combines comfort, convenience, and excellent potential.

Asking price £120,000

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- Two-bedroom end-terrace property
- Conservatory to the rear
- Off-road parking with gated side access
- EPC Rating: D | Council Tax Band: A
- No onward chain
- Ground floor family bathroom
- Double-glazed windows
- Two reception rooms
- First floor shower room
- Freehold tenure

Lounge

14'1" x 12'10" (4.30 x 3.93)

Shower Room

5'11" x 9'11" (1.81 x 3.03)

Dining Room

13'11" x 12'4" (4.25 x 3.77)

Kitchen

7'8" x 11'0" (2.35 x 3.36)

Bathroom

6'5" x 6'3" (1.97 x 1.93)

Conservatory

5'2" x 9'1" (1.58 x 2.79)

Master Bedroom

12'6" x 13'0" (3.82 x 3.97)

Bedroom 2

7'6" x 15'8" (2.29 x 4.78)



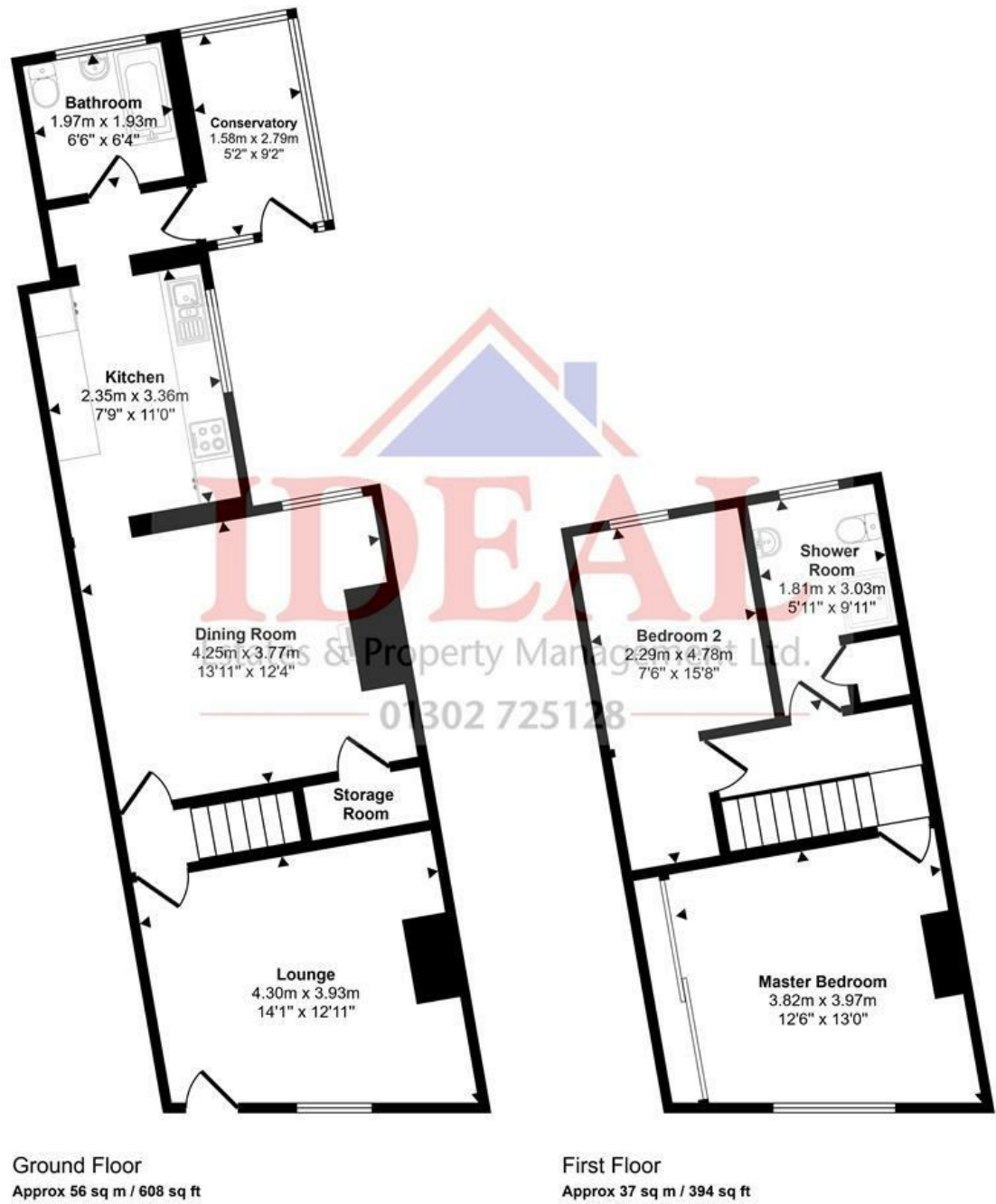
Directions

Norton is a village and civil parish in the City of Doncaster, South Yorkshire, England, on the borders with North and West Yorkshire. The civil parish also includes the villages of Campsall and Sutton.



Floor Plan

Approx Gross Internal Area
93 sq m / 1002 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	