



44 Leyburn Road, Skellow , Doncaster, DN6 8NQ

BEAUTIFULLY PRESENTED TWO-BEDROOM DETACHED BUNGALOW WITH LARGE CONSERVATORY, INTEGRAL GARAGE & BEAUTIFUL GARDENS

Delighted to offer for sale this beautifully presented two-bedroom detached bungalow, situated within a highly desirable residential area. Offering a warm, cosy and well-maintained interior, together with exceptional gardens and excellent parking, this lovely home is sure to appeal to a wide range of buyers.

The property boasts excellent kerb appeal, with a beautifully maintained front garden, mature shrubs, established borders and a generous block-paved driveway providing ample off-road parking and access to the integral garage. Gated side access leads through to the rear garden.

Internally, the property offers a spacious and welcoming lounge, featuring attractive flooring, neutral décor and a feature fireplace creating a cosy focal point. The modern fitted kitchen is well equipped with a range of light-coloured wall and base units, contrasting work surfaces, integrated appliances and a useful breakfast bar, combining style with practicality.

A particular highlight is the large rear conservatory, providing an excellent additional reception space flooded with natural light. With ample room for both dining and seating, and lovely views over the rear garden, this versatile room is perfect for relaxing and entertaining throughout the year.

The property offers two well-proportioned bedrooms, with the main bedroom benefiting from extensive fitted storage. The second bedroom provides excellent flexibility and could also be utilised as a guest room, home office or hobby space.

The modern bathroom comprises a shower, glazed screen, WC and wash hand basin set within a useful vanity unit.

Externally, the mature rear garden is a real feature of the property, having been lovingly maintained.

Offers in the region of £249,950

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- Beautifully presented two-bedroom detached property
- Large rear conservatory
- Integral garage and generous block-paved driveway
- EPC rating: TO FOLLOW
- Spacious and cosy lounge featuring attractive flooring, neutral décor and a feature fireplace
- Modern family shower room
- Excellent location close to local amenities with great A1 and M18 motorway links
- Modern fitted kitchen with a range of wall and base units, contrasting work surfaces, integrated appliances and breakfast bar
- Beautifully maintained mature gardens to both the front and rear, with established planting, shaped lawns and attractive borders
- Council Tax Band: B

Hallway

2'9" x 17'10" (0.84 x 5.46)

Kitchen

8'6" x 10'7" (2.60 x 3.25)

Lounge

10'9" x 15'10" (3.28 x 4.85)

Conservatory

18'8" x 8'9" (5.69 x 2.68)

Master bedroom

10'10" x 11'9" (3.31 x 3.60)

Bedroom 2

11'7" x 7'10" (3.55 x 2.39)

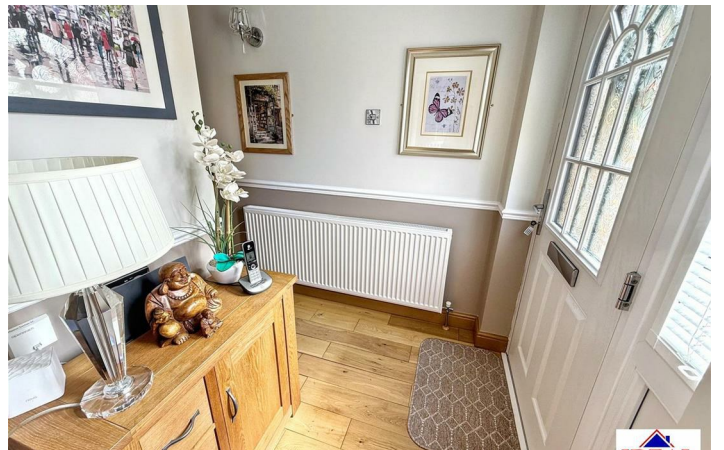
Shower Room

5'3" x 6'9" (1.62 x 2.08)

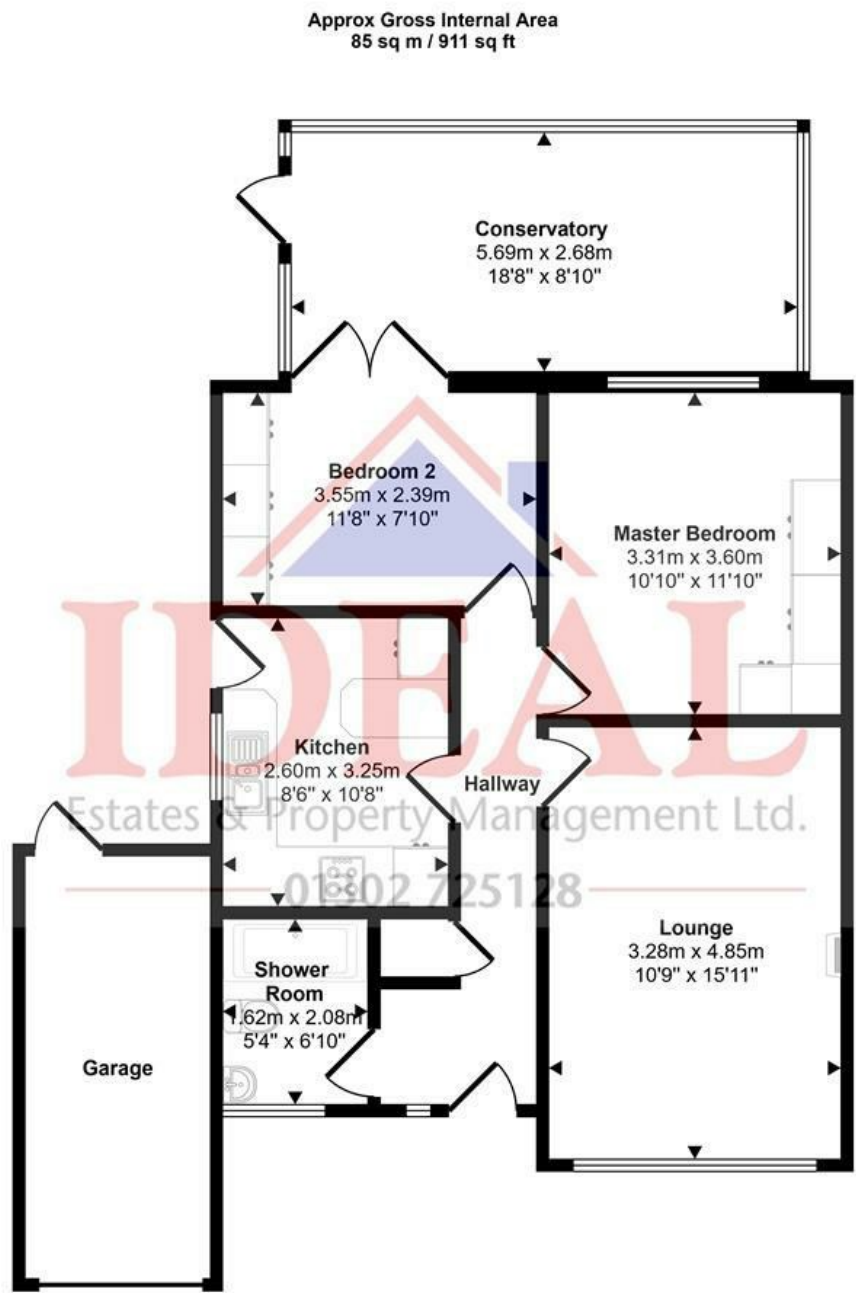


Directions

Skellow is a village in the Doncaster district, in the county of South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 5 miles north-west of Doncaster. The village falls in the Askern Spa Ward of Doncaster MBC. To the north and south is mixed farmland, the A1 runs immediately along the western edge of the village, and to the east Skellow merges with the adjacent village of Carcroft along the B1220 road.



Floor Plan



Floorplan

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		