



## 55 Acacia Road, Skellow , Doncaster, DN6 8PP

Two-Bedroom Semi-Detached Property with Open Countryside Views

Ideal for investors, first-time buyers or those looking for a renovation project, this two bedroom semi-detached property offers spacious accommodation throughout and enjoys attractive open views to the rear over surrounding countryside.

The ground floor briefly comprises an entrance hallway, a generously sized lounge with feature fireplace, and a fitted kitchen with ample storage space. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden, gated side access with off-road parking potential, and an enclosed rear garden with useful outbuildings and uninterrupted rural views beyond.

Requiring a degree of modernisation throughout, this property presents an excellent opportunity to add value and create a superb family home. Conveniently located close to local amenities, schools and transport links.

Early viewing is highly recommended to appreciate the potential on offer.

**Offers in the region of £100,000**

# 55 Acacia Road, Skellow , Doncaster, DN6 8PP



- Two bedroom semi-detached property
- Family bathroom to the first floor
- Gated side access and driveway potential
- Council tax band: A & EPC rating: TO FOLLOW
- Spacious lounge with feature fireplace
- Generous rear garden with outbuildings
- Ideal renovation or investment opportunity
- Fitted kitchen with ample storage
- Open countryside views to the rear
- Close to local amenities and transport links & no onward chain

## Lounge/Diner

13'7" x 14'9" (4.15 x 4.52)

## Bathroom

6'3" x 6'4" (1.93 x 1.94)

## Kitchen

10'5" x 9'10" (3.19 x 3.01)

## Important Information

## Conservatory

11'6" x 7'2" (3.51 x 2.19)

## Utility Bill

4'3" x 6'8" (1.32 x 2.04)

## W/C

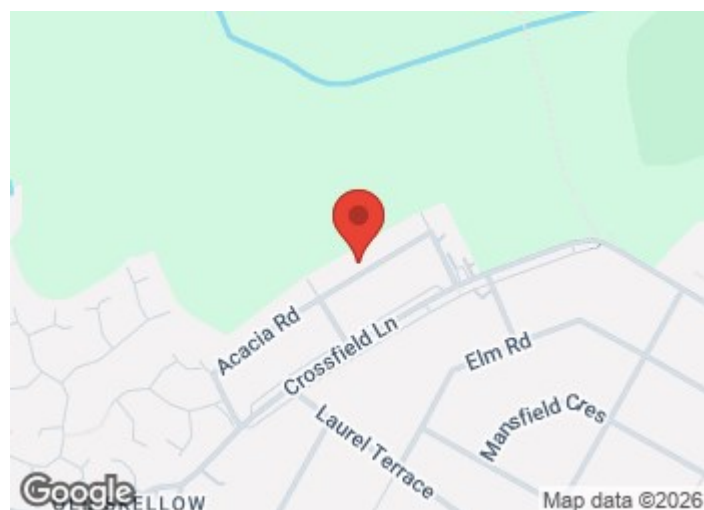
2'5" x 5'10" (0.76 x 1.79)

## Master Bedroom

13'8" x 11'0" (4.18 x 3.36)

## Bedroom 2

10'3" x 13'1" (3.14 x 4.01)



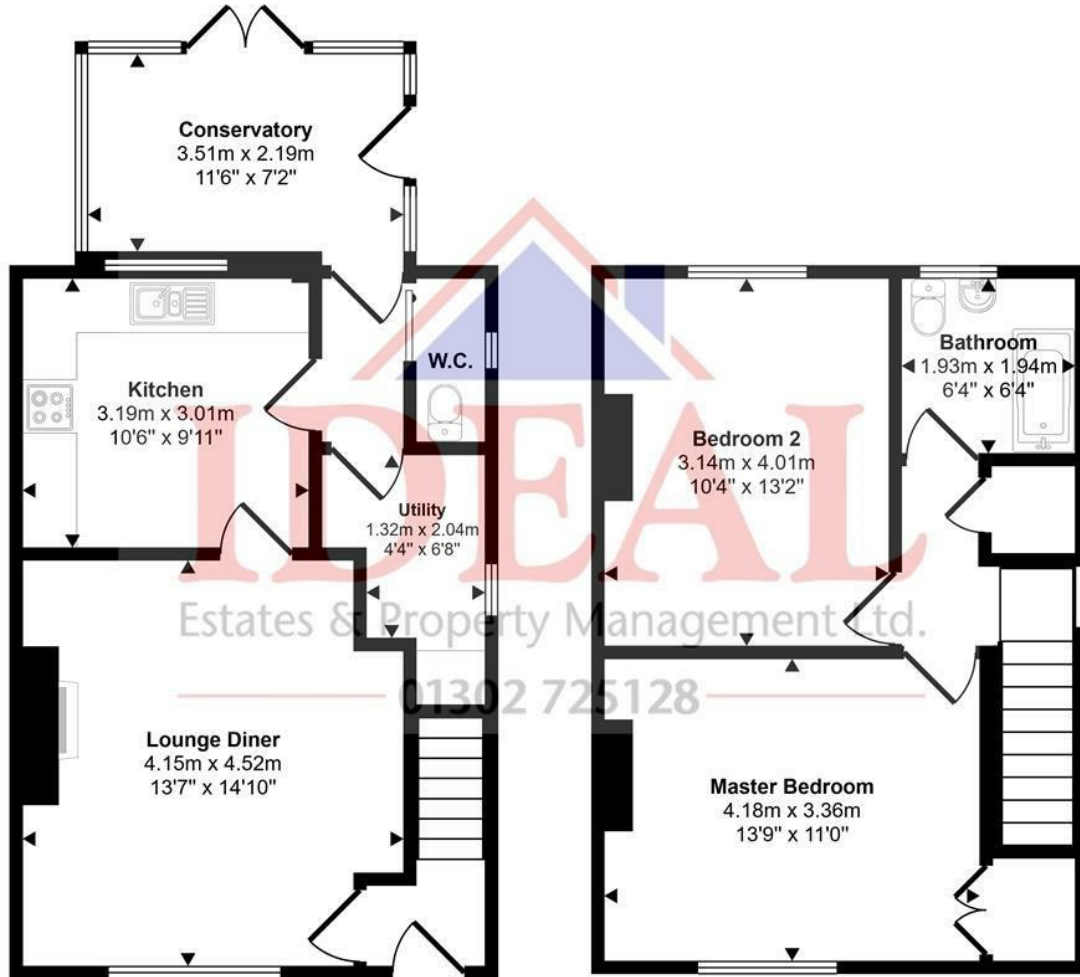
## Directions

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

Approx Gross Internal Area  
88 sq m / 944 sq ft



**Ground Floor**  
Approx 48 sq m / 518 sq ft

**First Floor**  
Approx 40 sq m / 426 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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