





Wheat Croft,Conisbrough Doncaster DN12 2BL

william h brown

welcome to

Wheat Croft, Conisbrough Doncaster

SOW THE SEEDS TO YOUR NEXT CHAPTER! 2 bedroom detached bungalow in a highly sought-after cul-de-sac. Offering fantastic potential to add your own stamp, with lounge, dining room, driveway, garage and front & rear gardens. Close proximity to amenities, shops & transport links. NO CHAIN!













Agents Note
We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch
Accessed via a front facing entrance door, providing a welcoming entry into the home.

Entrance Hall
A welcoming entrance hall accessed via the front facing door, complete with a radiator and providing access to the ground floor accommodation.

Lounge
A spacious and inviting living room, enjoying plenty of natural light from the front facing window and rear facing sliding patio doors which open out to the garden. Complete with a central heating radiator, this versatile space is ideal for both relaxing and entertaining.

Dining Room
A versatile dining space featuring rear facing sliding patio doors that provide access to the garden and allow plenty of natural light to flow through. Complete with a radiator, this room is perfect for family meals and entertaining guests.

Kitchen
Fitted with a range of wall and base units incorporating a sink and drainer, with space provided for a cooker and washing machine. A rear facing window allows plenty of natural light, creating a practical and functional kitchen space.

Bedroom One
A spacious principal bedroom featuring a front facing window that provides plenty of natural light, together with a radiator for year-round comfort.

Bedroom Two
A well proportioned second bedroom featuring a front facing window that fills the room with natural light, complemented by a central heating radiator for added comfort.

Shower Room
Fitted with a shower cubicle, hand wash basin and WC. Having a rear facing window providing natural light, together with a central heating radiator for added comfort.

Exterior
Occupying a generous plot, the property enjoys an extensive lawned garden to the front alongside a driveway providing off-road parking and access to the garage. To the rear, the well maintained lawn continues, complemented by a patio seating area which offers an ideal space for outdoor dining and entertaining.

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- 2 bedroom detached bungalow. EPC D. Council Tax C
- Highly sought after cul-de-sac- excellently placed for amenities, schools, shops & transport links
- Ideal for someone to get their own stamp on
- Lounge, dining room & kitchen. 2 bedrooms, shower room
- Driveway & garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£215,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120703

The Property Ombudsman

Property Ref:
MXB120703 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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