



Old Hall Road, Skellow Doncaster

welcome to

Old Hall Road, Skellow Doncaster

GUIDE PRICE £225,000-£240,000. Situated in the popular village location of Skellow is this well-presented two bedroom detached bungalow which benefits from a conservatory, front and rear gardens, off road parking and is conveniently situated on a spacious corner plot.



Entrance Hall

With a front facing sealed unit door, a central heating radiator and a cloak cupboard.

Lounge

With a front facing double glazed window, a central heating radiator and coving to the ceiling. There are three light points and a feature fireplace housing the electric coal effect fire.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has complimentary tiling, an electric oven and grill with extractor above, space for a fridge freezer and plumbing for a washing machine. There is a side facing double glazed window, a central heating radiator and access to the conservatory.

Conservatory

With front, side and rear facing double glazed windows, rear facing French doors and laminate flooring.

Inner Hall

With access to the loft and a cupboard housing the gas central heating boiler.

Bedroom One

With a rear facing double glazed window, a central heating radiator and mirror fronted wardrobes.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is an obscure double glazed window, complimentary tiling, an extractor fan and a chrome heated towel rail.

Outside

The property occupies a generous corner plot within a cul-de-sac, offering gardens to the front, side, and rear. There is off road parking available along with a garage.

To the rear the garden is mainly laid to lawn and complimented by patio areas, perfect for hosting and entertaining. Additional features include a garden shed with light and power, along with a variety of established shrubs and plants to the borders.

Garage

With up and over door, light and power.

Agent's Note

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.



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Old Hall Road, Skellow Doncaster

- GUIDE PRICE £225,000-£240,000
- TWO BEDROOM DETACHED BUNGALOW
- CORNER PLOT POSITION
- OFF ROAD PARKING AND GARAGE
- LOUNGE AND CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£225,000-£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126677 - 0004

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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