merryweathers
Est. 1832









Amberley Denaby Lane, Old Denaby, Doncaster, DN12 4JX

Asking Price £315,000

OPEN VIEWING EVENT FRIDAY 2nd OCTOBER 11am - 12PM

Please call the office to book your appointment slot 01709 590472

For sale: a neutrally decorated four-bedroom detached dormer bungalow in Old Denaby, near Doncaster. The property offers two reception rooms and providing well-proportioned accommodation throughout. It has an EPC rating of D and falls within Council Tax band D.

Situated on Denaby Lane, the dormer bungalow is surrounded by local green spaces and established cycling routes, ideal for outdoor activities and commuting by bike. Nearby Conisbrough provides everyday amenities, while Doncaster town centre offers a wider range of shops, services and leisure facilities.

Conisbrough railway station, a short drive away, offers services to Doncaster in around 10 minutes and Sheffield in approximately 20 minutes, connecting to wider regional and national rail links. Road access via the A630 and A1(M) places Rotherham, Barnsley and Leeds within reasonable driving distance, making this bungalow suitable for those seeking village-style living with accessible transport connections.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - D
Tenure - Freehold
Property Type - Detached
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and access to the ground floor accommodation.

Lounge 11'11" x 15'6" (3.64 x 4.74m)




Stunning reception room with front facing bay window, solid wood flooring and feature fireplace.

Dining Room 11'11" x 14'0" (3.64 x 4.28m)




With a continuation of the solid wood flooring, rear facing upvc french doors entering the conservatory and stairs rising to the first floor accommodation.

Kitchen 15'11" x 8'0" (4.86 x 2.44m)



Incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and access to the conservatory.

Conservatory 26'10" x 9'0" (8.18 x 2.75m)



Additional reception room, with upvc glazing and access to the rear garden.

Bedroom 14'5" x 9'3" (4.40 x 2.82m)



With a front facing upvc bay window, central heating radiator and comprehensive mirrored fitted wardrobes.

Bedroom / Office 8'0" x 8'3" (2.44 x 2.54m)

With rear facing upvc window overlooking the conservatory.

Bathroom 10'10" x 6'7" (3.31 x 2.02m)



With a four piece suite comprising of a walk in shower with thermostatic shower above, corner bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

First Floor Landing

Bedroom 12'7" x 11'2" (3.84 x 3.41m)



With rear facing upvc window and central heating radiator

Bedroom 11'1" x 12'3" (3.38 x 3.75m)



With a rear facing upvc window and central heating radiator.

WC



Low flush WC and wash hand basin

Garage

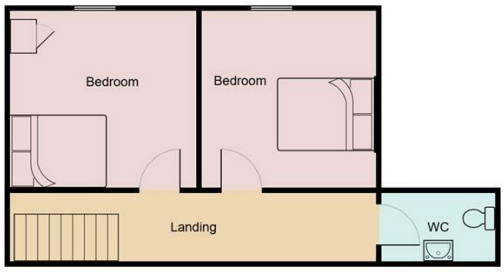
Single garage secured by up an over door with power and lighting.

External

To the front of the property is a vast driveway with off road parking for a number of vehicles. To the rear is a paved low maintenance garden with kennels.

Floor Plan

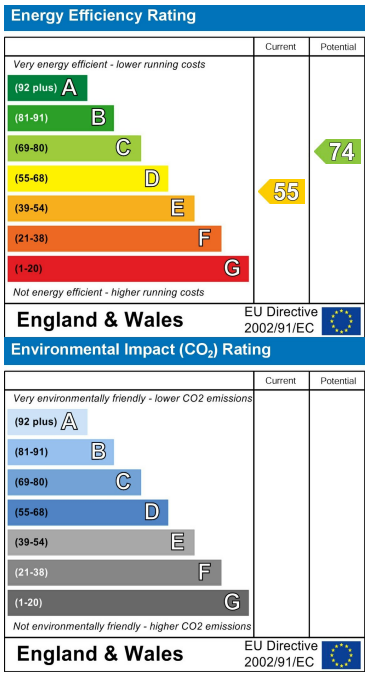




Area Map



Energy Efficiency Graph



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