



2a Old Hall Road , Doncaster , DN5 0DN
Offers In Excess Of £190,000 Freehold


MARTIN&CO

Old Hall Road , Bentley

3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Unique bungalow in a discreet, gated location
- Walk to shops, schools, train & Trans Pennine Trail
- Ample parking for 3 vehicles
- Fully gated with low-maintenance exterior
- 2 large sheds/carport & patio area
- Full disabled access throughout
- Large utility room

A unique family home tucked away in a private and discreet setting, this one-of-a-kind bungalow offers the perfect blend of accessibility, practicality, and modern comfort. With excellent transport links, reputable schools, shops, and the scenic Trans Pennine Trail all within walking distance, convenience is truly at your doorstep.

A large electric gate with telephone access provides secure

%epcGraph_c_1_363%



entry to the property, which boasts ample parking for up to three vehicles and full gated access around the perimeter. The low-maintenance exterior includes two spacious sheds/carport areas and a sunny patio ideal for relaxing or entertaining.

Designed with accessibility in mind, the property offers full disabled access throughout, including a bathroom specifically designed for disabled users. Inside, the home features fire doors for every room, sun tunnels, and a Velux fire escape for added peace of mind.

Energy efficiency has been carefully considered, with LED lighting and low energy usage throughout. The spacious utility room offers exceptional storage, and a walk-in wardrobe adds a touch of luxury.

A rare opportunity to own a truly accessible, secure, and beautifully presented home in a fantastic location. Early viewing is highly recommended.

KITCHEN 8' 0" x 10' 9" (2.44m x 3.3m) Stylish kitchen

featuring pale wood-effect units, contrasting dark worktops, a sleek black oven with 4-burner gas hob, and integrated fridge and large larder unit— all combining for a modern, streamlined look.

LIVING ROOM 16' 4" x 14' 6" (5.00m x 4.44m) Light and airy, this well-proportioned living room offers ample space for both relaxation and a family dining area – perfect for modern living.

BATHROOM 8' 1" x 7' 8" (2.47m x 2.35m) Stylish bathroom with a real wow factor, featuring a white suite with bath, hand basin, WC, bidet, and a large modern walk-in shower for a luxurious touch.

UTILITY ROOM 8' 2" x 17' 2" (2.5m x 5.24m) A deceptively spacious utility room offering ample room for white goods and plenty of additional storage – a practical and versatile space.

BEDROOM 8' 9" x 6' 6" (2.67m x 2.00m) A cosy ground floor double bedroom, ideal for guests or

flexible use as a home office or hobby room.

MASTER BEDROOM 12' 6" x 9' 9" (3.82m x 2.98m) Spacious master bedroom with room for a king-sized bed, complemented by a generous walk-in wardrobe that adds a touch of glamour and convenience.

WALK IN WARDROBE 4' 6" x 9' 8" (1.38m x 2.97m) Generous walk-in wardrobe offering ample storage and easy organization

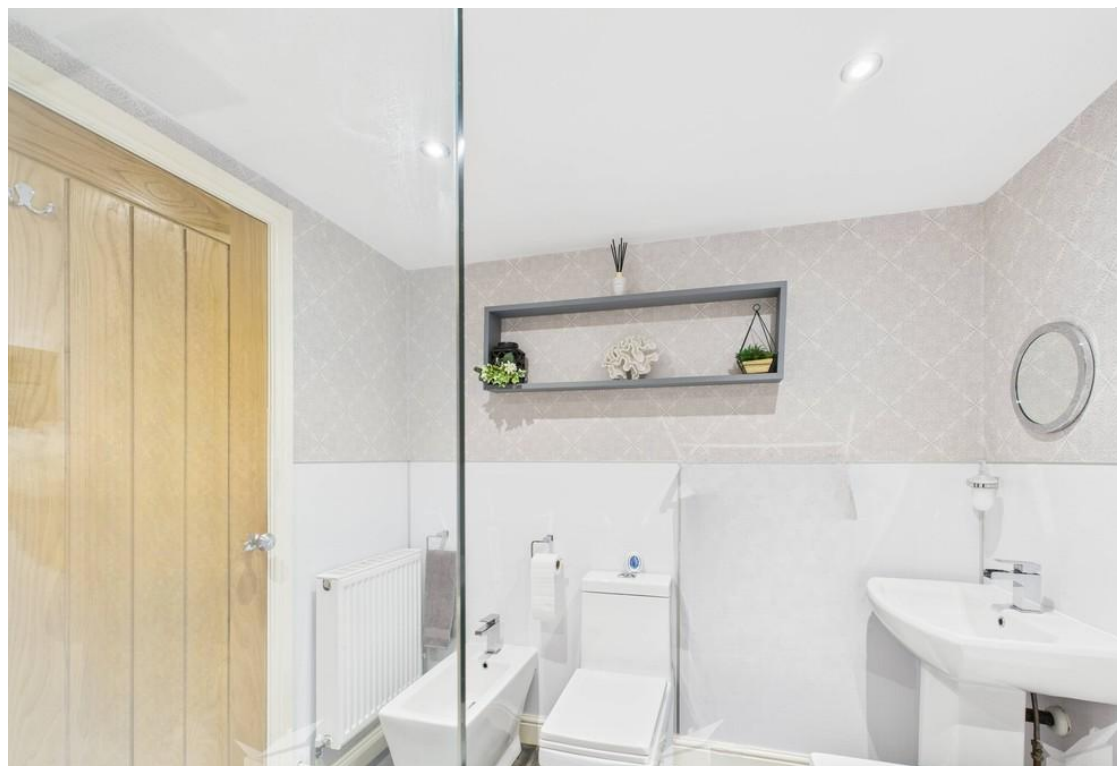
BEDROOM 13' 3" x 12' 11" (4.06m x 3.95m) Bedroom three is a spacious first-floor room with plenty of built-in wardrobes-perfect for keeping things tidy and organised.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost



of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy







Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

