IDEAL
Estates & Property Management Ltd.
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75 Crossfield Lane, Skellow

, Doncaster, DN6 8PR

Beautifully presented two-bedroom semi-detached property, offering modern and versatile accommodation throughout, together with off-road parking, a generous rear garden and a useful occasional attic room.

The property would make an excellent first-time purchase, combining modern living with plenty of practical space. Internally, the accommodation briefly comprises two reception rooms, a modern fitted kitchen with granite worktops, two bedrooms, a family bathroom and a useful attic room, which provides excellent additional space for a home office, hobby room or storage.

The ground floor has been thoughtfully enhanced by a single-storey rear extension, creating additional living space and benefiting from underfloor heating. The modern kitchen is fitted with a range of wall, drawer and base units, complemented by granite work surfaces.

Externally, the property benefits from off-road parking to the front, while the enclosed rear garden has been designed for ease of maintenance, featuring Astroturf & gravelled areas. A separate outer building provides useful additional storage.

Situated close to a range of local amenities, the property also offers access to excellent walking routes and convenient road links, including the A1 and M18, making it ideal for commuters.

The property is offered to the market with NO ONWARD CHAIN and early viewing is highly recommended.

Offers in the region of £175,000

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- Beautifully presented two-bedroom semi-detached property
- Modern fitted kitchen with granite worktops
- Off-road parking to the front
- NO ONWARD CHAIN | Excellent A1 & M18 motorway links | Council tax band: A | EPC RATING: C
- Ideal first-time buyer opportunity
- Single-storey rear extension with underfloor heating
- Low-maintenance rear garden with Astroturf
- Two reception rooms, including a spacious front-facing lounge
- Useful occasional attic room offering versatile additional space
- Separate outer building providing excellent storage

Entrance
4'3" x 3'4" (1.31 x 1.02)

Lounge
13'6" x 14'2" (4.12 x 4.33)

Kitchen
10'4" x 9'6" (3.15 x 2.90)

Dining Room
5'10" x 8'8" (1.80 x 2.65)

Reception Room
13'10" x 8'11" (4.24 x 2.74)

Landing
6'5" x 6'1" (1.98 x 1.86)

Landing
6'0" x 7'3" (1.83 x 2.23)

Bedroom 1
10'4" x 13'10" (3.15 x 4.23)

Bedroom 2
10'1" x 9'8" (3.09 x 2.96)

Bathroom
5'11" x 8'5" (1.82 x 2.59)

Occasional Room
16'4" x 14'1" (5.00 x 4.31)

Garden Room
12'4" x 12'6" (3.77 x 3.83)



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.









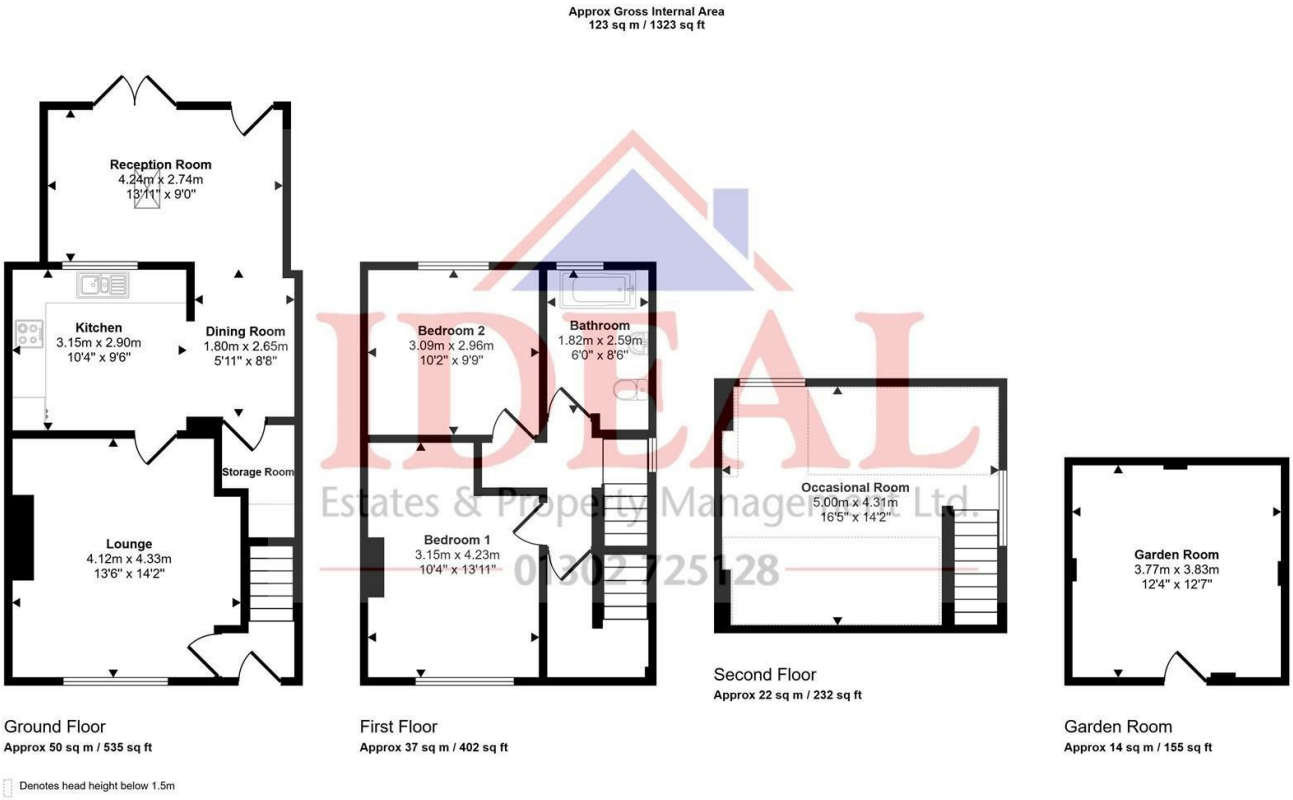








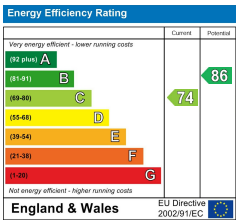
Floor Plan

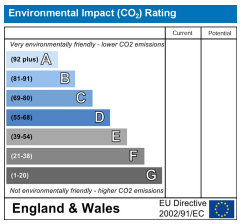


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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