



Hampole Balk Lane, Skellow Doncaster

welcome to

Hampole Balk Lane, Skellow Doncaster

This long standing spacious three bedroom semi-detached family home is ideal for a growing family benefiting from picturesque views, a resin driveway, summer house and is available with no onward chain. Close to local amenities, good schools, excellent transport and motorway network links.



Entrance Hall

With a stormed porch and front facing exterior door, stairs which rise to the first floor landing, a useful storage cupboard and a central heating radiator.

Lounge

With a front facing double glazed bay window with far reaching picturesque views, a TV mount, coving to the ceiling and an open feature fireplace as the focal point of the room.

Dining Room

With rear facing French doors, a central heating radiator, an electric feature fireplace as the focal point of the room and area for a dining table and chairs.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the Belfast sink and drainer with mixer tap. The kitchen has a four ring gas hob with complimentary splashback and cooker hood above, an electric oven and grill, space for a microwave and a built-in dishwasher. There is a useful pantry, a side facing double glazed window, a door providing access to the side drive and access to the utility room.

Utility Room / W.C.

Fitted with additional high gloss wall and base units. There is an insert sink, a heated towel rail, a rear facing obscure double glazed window, a built-in washing machine and a low flush WC.

First Floor Landing

With a side facing obscure double glazed window, a loft hatch and a useful built-in storage cupboard which houses the wall mounted boiler.

Bedroom One

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a fitted wardrobes.

Bedroom Two

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

Bedroom Three

With a front facing double glazed window.

Bathroom

Fitted with a low flush WC, a wall mounted wash hand basin and a panelled bath with electric shower over. There is tiling to the walls and a rear facing obscure double glazed window.

Outside

To the front of the property there are wrought iron gates which open to the resin driveway providing off road parking and leads to the garage. There is an enclosed lawned garden with shrubs and fencing to the perimeter and open views over the fields. To the rear of the property there is an enclosed mainly laid to lawn garden with patio and well-stocked plants and shrubs to the borders. There is a summer house and access to the driveway/garage.

Garage

With an up and over door, a side facing double glazed window and a side facing door to the rear garden.

Notes

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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welcome to

Hampole Balk Lane, Skellow Doncaster

- TWO RECEPTION ROOMS
- FAR REACHING VIEWS TO THE FRONT
- WELL-PRESENTED KITCHEN
- VERSATILE UTILITY ROOM AND GROUND FLOOR WC
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126324 - 0003

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