



## 49 Llewelyn Crescent, Askern , Doncaster, DN6 0QD

This modern two-bedroom semi-detached home offers stylish and practical living, making it an excellent choice for first-time buyers or growing families.

The property features a bright and spacious open-plan ground floor, creating a contemporary living environment perfect for both relaxing and entertaining. The lounge area benefits from French doors that open out onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. A well-appointed fitted kitchen provides ample storage and workspace, while a convenient downstairs W/C adds to the home's functionality.

Upstairs, there are two generously sized double bedrooms, along with a modern family bathroom finished to a good standard. Additional storage is available via an upstairs cupboard, enhancing the practicality of the layout.

Further benefits include double glazed windows, gas central heating, off-road parking, and an energy-efficient EPC rating of B. The property also falls within Council Tax Band A.

**Offers in the region of £160,000**

# 49 Llewelyn Crescent, Askern , Doncaster, DN6 0QD



- Modern two-bedroom semi-detached home
- Contemporary fitted kitchen with ample storage
- Double glazing and gas central heating throughout
- Convenient location close to local amenities, ideal for first-time buyers
- Spacious open-plan ground floor layout
- Two generously sized double bedrooms
- Council tax band: A & EPC rating: C
- Bright lounge with French doors to rear garden
- Modern family bathroom plus downstairs W/C
- Off-road parking and private rear garden

## Kitchen/Diner

13'11" x 14'8" (4.25 x 4.48)

## Lounge

15'9" x 9'8" (4.82 x 2.95)

## W/C

3'2" x 6'7" (0.97 x 2.03)

## Master Bedroom

9'4" x 12'1" (2.86 x 3.69)

## Bedroom 2

9'4" x 12'0" (2.86 x 3.68)

## Bathroom

7'3" x 6'4" (2.21 x 1.94)

## Landing

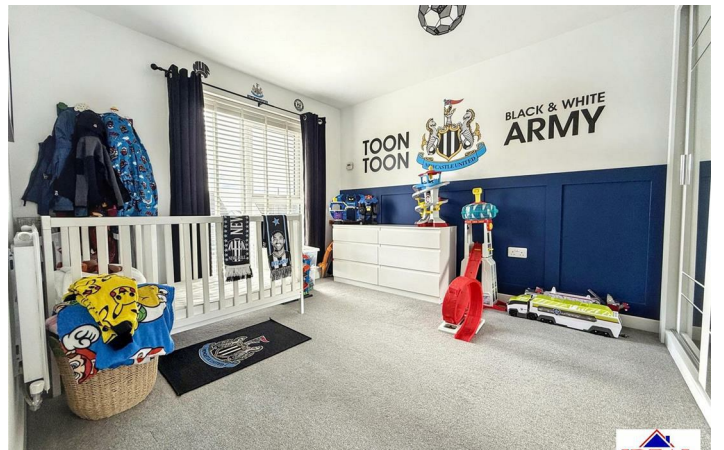
4'1" x 17'9" (1.25 x 5.43)

## Important Information



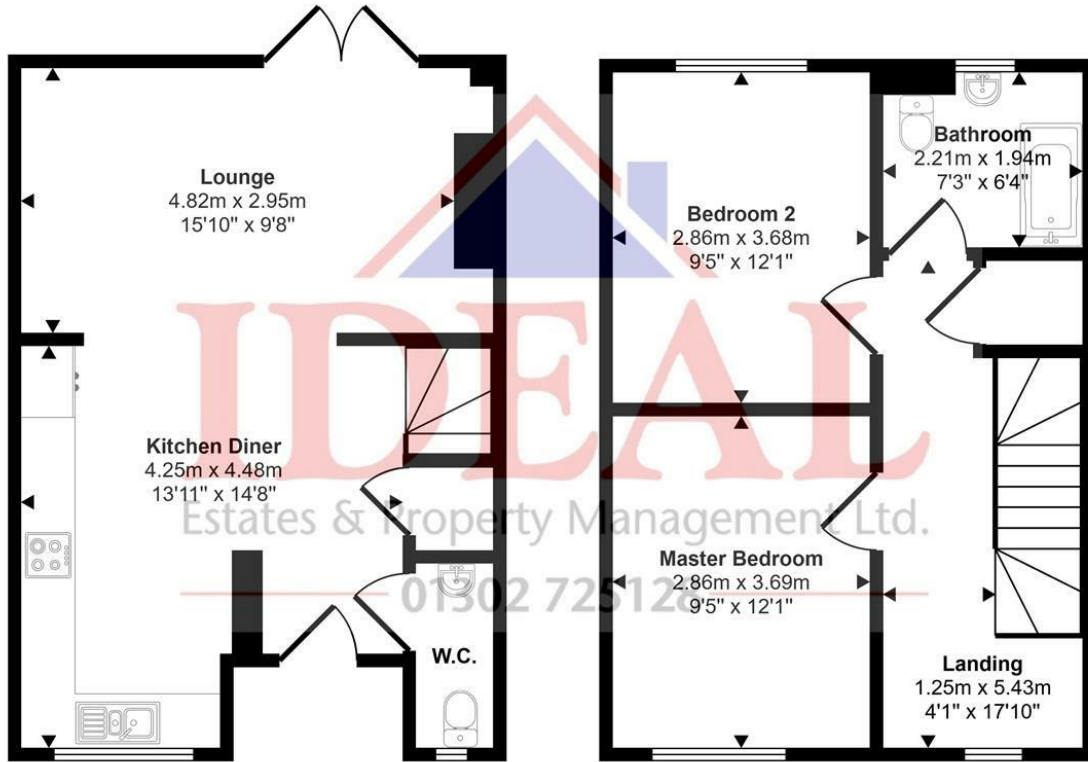
## Directions

The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.



# Floor Plan

Approx Gross Internal Area  
77 sq m / 832 sq ft



Ground Floor  
Approx 38 sq m / 408 sq ft

First Floor  
Approx 39 sq m / 424 sq ft

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.

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