



## 2 Westgate

Tickhill, Doncaster, DN11 9NE

Offers Around £375,000

Viewing is essential to fully appreciate this well-presented Grade II listed detached cottage, dating back to the 1700s and retaining a wealth of original character. The accommodation includes a dining kitchen fitted with an Aga, granite worktops, Belfast sink and walk-in pantry, along with a lounge featuring a cast-effect wood burner, beamed ceiling. To the first floor are three bedrooms and a bathroom with modern suite. Externally, there is a cobbled rear courtyard providing off-street parking, together with useful outbuildings offering power and lighting, suitable for home office, playroom or storage.

the property offers a well-balanced layout combining period features with practical modern fittings, complemented by off-street parking and versatile outbuildings. Situated within the sought-after village of Tickhill, with its range of local amenities and reputable schools, the property is well placed for everyday convenience and tranquil living. Early viewing is recommended to fully appreciate the accommodation, setting and overall standard on offer.

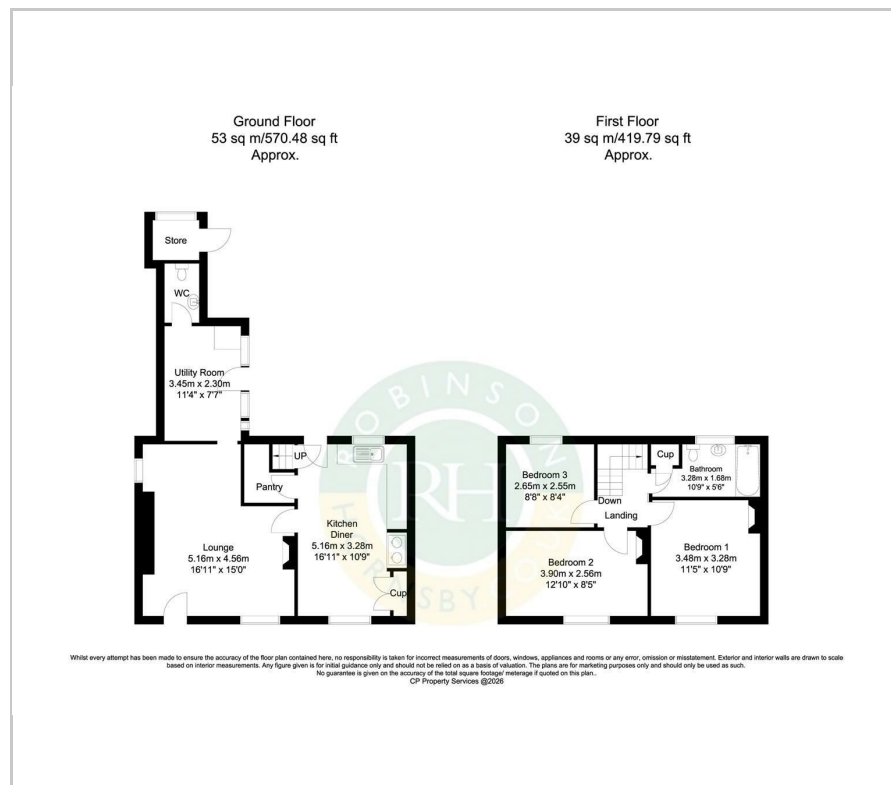
- Grade II listed detached cottage dating back to the 1800s
- Well presented throughout with a wealth of character and charm
- Dining kitchen with Aga, granite worktops and walk-in pantry
- Lounge with cast-effect wood burner and beamed ceiling
- Three bedrooms to the first floor
- Bathroom fitted with a modern three-piece suite
- Secondary double glazing throughout
- Gas central heating
- Cobbled rear courtyard providing off-street parking
- Useful outbuildings with power and lighting, ideal for office, playroom or storage

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph



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