



74 George Street, Carcroft , Doncaster, DN6 8BE

Situated in a convenient residential location, this spacious three-bedroom semi-detached property offers fantastic potential for buyers looking to modernise and add value, with the asking price reflecting the work required.

The accommodation briefly comprises a spacious entrance hallway, lounge, separate dining room, fitted kitchen, and downstairs W/C. To the first floor are three bedrooms including a generous master bedroom, along with a family bathroom.

Externally, the property benefits from off-road parking and enjoys a position close to a wide range of local amenities, schools, and excellent transport connections, including superb motorway links to the A1 and M18.

Offered to the market with no onward chain, this property would make an ideal purchase for first-time buyers, families, or investors alike.

Solar panels installed under a government grant lease agreement from 2012–2037.

Council Tax Band: A
EPC Rating: To Follow

Offers in the region of £150,000

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- Three-bedroom semi-detached property
- Fitted kitchen with downstairs W/C
- Council tax band: A & EPC rating: TO FOLLOW
- Close to local amenities with excellent motorway links to the A1 & M18
- Modernisation required – priced accordingly
- Generous entrance hallway
- No onward chain
- Spacious lounge and separate dining room
- Family bathroom to the first floor
- Solar panels installed under a government grant lease agreement from 2012–2037

Hallway

13'10" x 6'0" (4.22 x 1.85)

Lounge

10'3" x 12'9" (3.14 x 3.91)

Dining Room

12'6" x 11'9" (3.82 x 3.59)

Kitchen

8'11" x 7'3" (2.73 x 2.21)

Storage Room

5'4" x 9'11" (1.64 x 3.04)

W/C

4'11" x 2'8" (1.52 x 0.83)

Master Bedroom

11'6" x 11'0" (3.53 x 3.37)

Bedroom 2

11'3" x 11'10" (3.44 x 3.62)

Bedroom 3

8'2" x 8'2" (2.49 x 2.49)

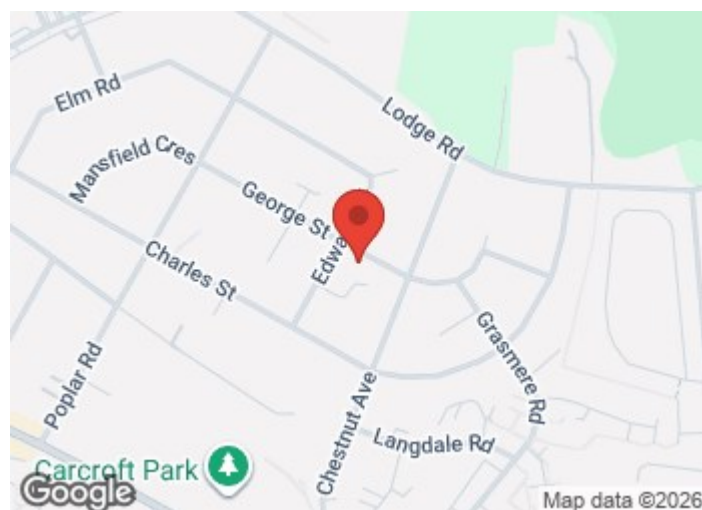
Bathroom

5'9" x 7'4" (1.76 x 2.24)

Landing

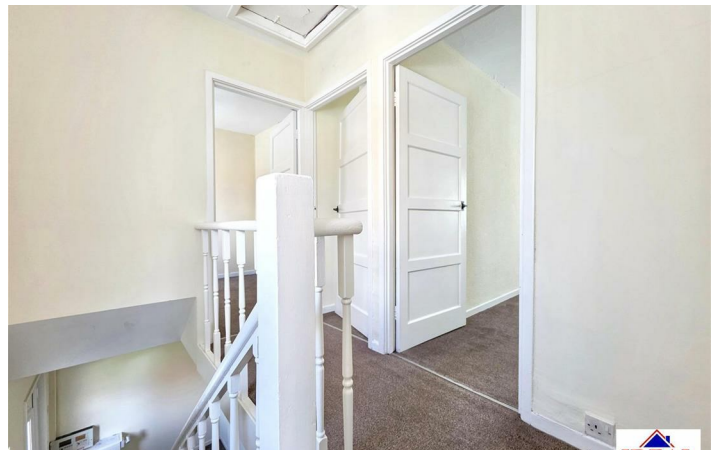
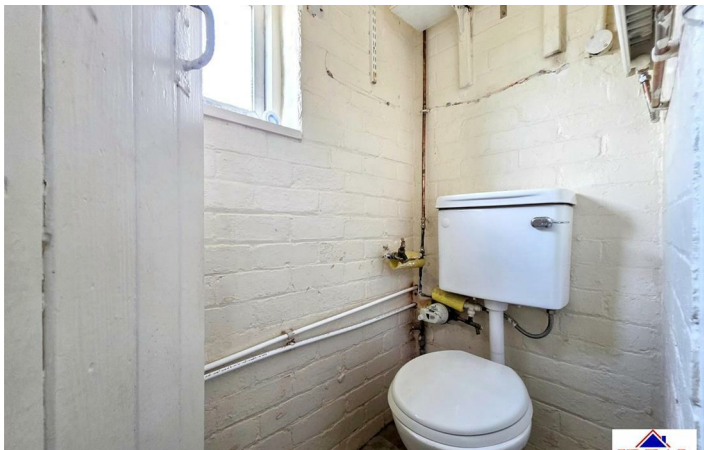
8'4" x 6'2" (2.56 x 1.90)

Important Information



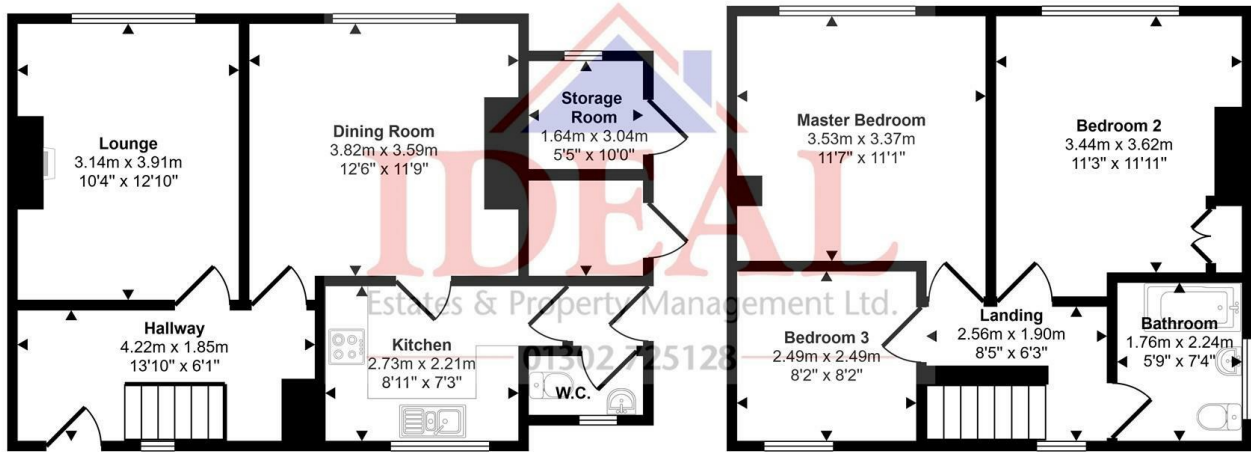
Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.



Floor Plan

Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft

First Floor
Approx 43 sq m / 460 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			 Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	