



**High Street, Arksey Doncaster**



**welcome to**

**High Street, Arksey Doncaster**

GUIDE PRICE £200,000-£225,000. Situated in the popular village of Arksey is this two bedroom grade II listed character cottage which has the addition of a separate garden plot. Close to local amenities and transport links and available with no onward chain.



### **Entrance Hall**

With a front facing door, a front facing window, understairs storage, stairs which rise to the first floor landing and an additional storage cupboard.

### **Lounge**

A twin aspect lounge with front and rear facing windows, feature beams to the ceiling, a central heating radiator and a feature fireplace. Access to the rear lobby.

### **Rear Lobby**

With a rear facing door giving access to the rear garden.

### **Kitchen**

Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven, plumbing for a washing machine and an integrated fridge-freezer. There is complimentary splashback, a central heating radiator and a rear facing window.

### **First Floor Landing**

With a side facing double glazed window.

### **Bedroom One**

A twin aspect bedroom with front and rear facing windows, built-in wardrobes and a central heating radiator.

### **Bedroom Two**

With a rear facing window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap, a shower cubicle with shower and a panelled bath. There is tiling to the walls and a front facing window.

### **Outside**

To the front of the property there is a low maintenance garden whilst to the rear is an enclosed lawned garden. In addition the property benefits from a further garden plot which is ideal for entertaining or growing fruit and vegetables.



**view this property online** [williamhbrown.co.uk/Property/DCR126189](http://williamhbrown.co.uk/Property/DCR126189)



welcome to

## High Street, Arksey Doncaster

- GUIDE PRICE £200,000-£225,000
- TRADITIONAL COTTAGE
- CHARM AND CHARACTER
- POPULAR VILLAGE LOCATION
- TWIN ASPECT LOUNGE

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£200,000-£225,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/DCR126189](https://www.williambrown.co.uk/Property/DCR126189)



Property Ref:  
DCR126189 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williambrown.co.uk](https://www.williambrown.co.uk)**