



Total floor area 82.0 sq. m. (883 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own responsibility.  
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14 Sheppard Road, Doncaster, DN4 8EH

£950 Per month

**TO LET**



### Directions

### THE PROPERTY

Nestled on the charming Sheppard Road in Doncaster, this delightful house offers a perfect blend of character and modern living. Built in 1935, the property boasts a generous living space of 1,001 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by three inviting reception rooms, each providing a unique space for relaxation, entertainment, or family gatherings. The layout is both practical and welcoming, allowing for a seamless flow between the rooms. The three well-proportioned bedrooms offer comfortable retreats, ensuring that everyone has their own personal space.

The property features a well-appointed bathroom, designed for both functionality and comfort. The house is set in a pleasant neighbourhood, with local amenities and transport links conveniently nearby, making it easy to enjoy all that Doncaster has to offer.

This charming home is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the character of a period property. With its spacious rooms and prime location, this house is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

### SITUATION