

Park Rôw



Granby Road, Edlington, Doncaster, DN12 1JU

Offers Over £160,000

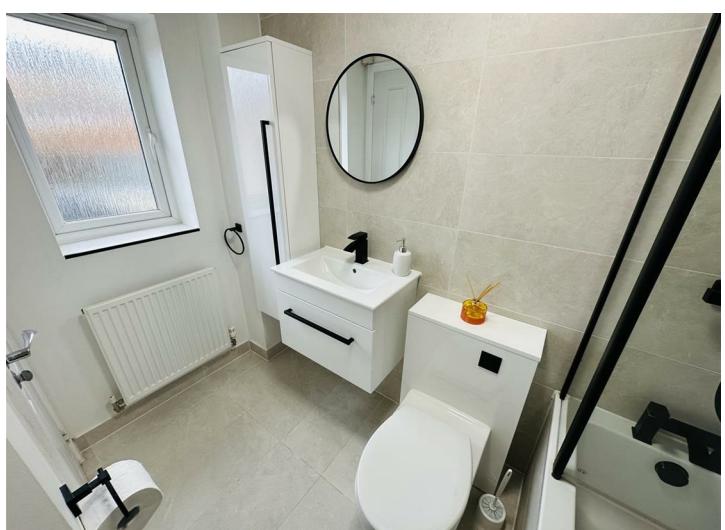
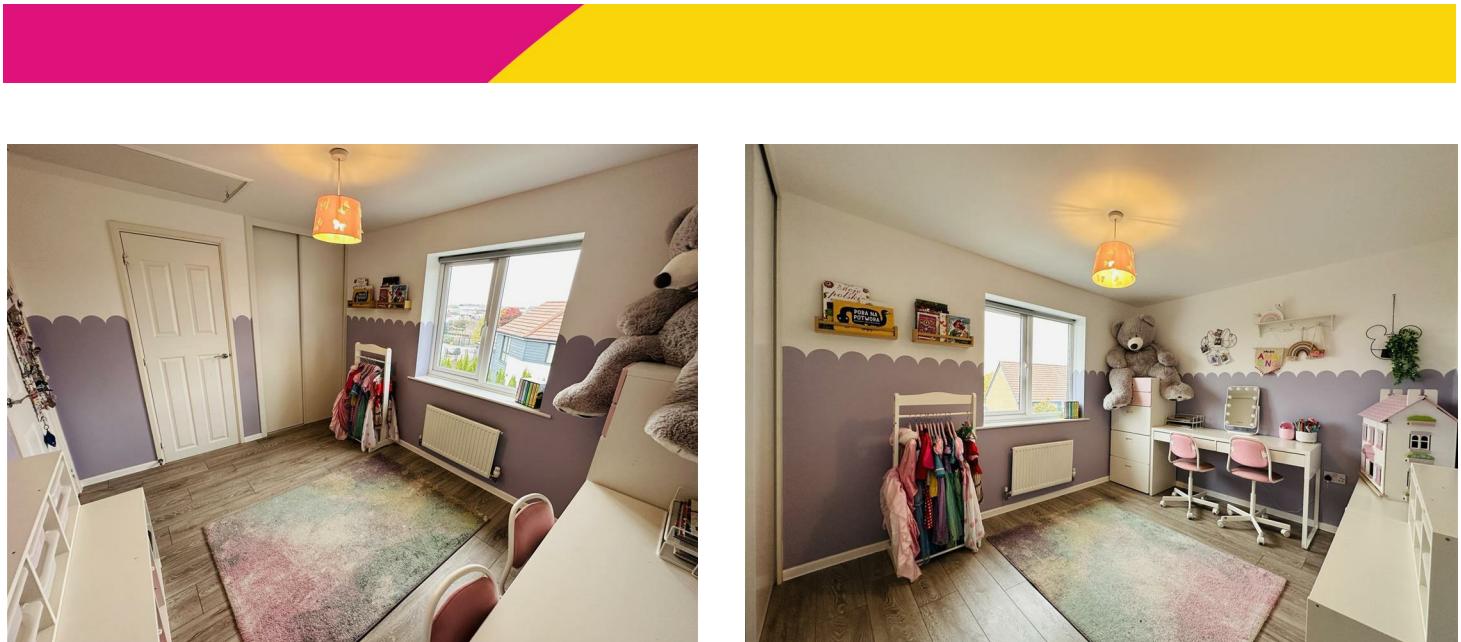


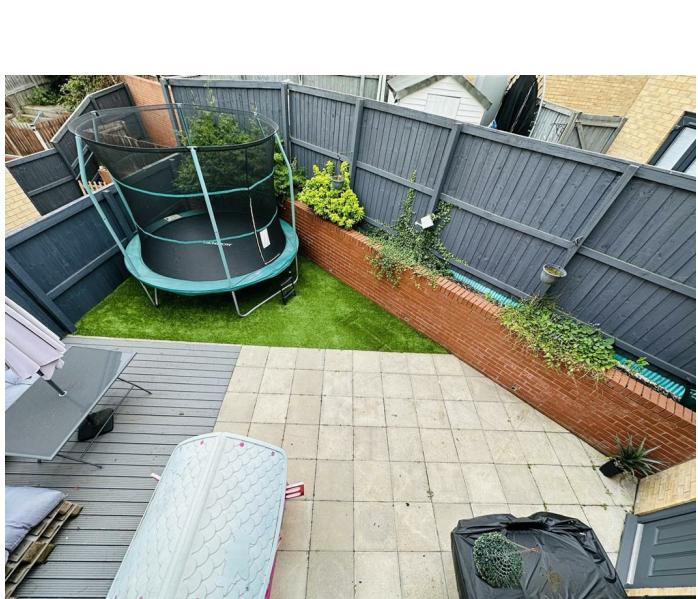
**ENCLOSED REAR GARDEN **PARKING AVAILABLE ** Situated in Edlington, this three bedroom semi detached property briefly comprises: Hall, Lounge, W.C, Kitchen Diner. To the first floor are three Bedrooms and a family Bathroom. Externally, the property benefits from a driveway to the front. There is a fully enclosed rear garden. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.











PROPERTY OVERVIEW

Located on Granby Road in the area of Edlington, Doncaster, this immaculately presented three bedroom semi detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a hallway that leads to a generous lounge, ideal for relaxation and entertaining guests. The kitchen is a delightful space, featuring ample cupboard storage and a designated area for family dining, making it perfect for those cherished family meals. The ground floor also boasts the convenience of a well placed W.C., adding to the practicality of the home. Ascending to the first floor, you will find three well proportioned bedrooms. The family bathroom is modern and stylish, complete with a shower over the bath, catering to all your bathing needs.

Externally, the property benefits from off-street parking, ensuring ease of access and security for your vehicles. Its corner position provides additional outdoor space, perfect for enjoying the fresh air or for children to play.

This delightful home is not only well appointed but also conveniently located, making it an excellent choice for families or professionals seeking a comfortable living environment in a friendly community. Do not miss the opportunity to make this lovely property your next home.

GROUND FLOOR ACCOMMODATION

Hall

6'0" x 4'6" (1.85m x 1.39m)

Lounge

16'7" x 10'5" (5.06m x 3.19m)

Kitchen Diner

1686'4" x .1368'1" (514m x .417m)

Ground Floor W.C

5'4" x 3'6" (1.63m x 1.09m)

FIRST FLOOR ACCOMMODATION

Bedroom One

16'5" x 12'4" (5.01m x 3.76m)

Bedroom Two

13'10" x 9'1" (4.22m x 2.77m)

Bedroom Three

7'4" x 6'5" (2.25m x 1.97)

Bathroom

8'3" x 5'5" (2.53m x 1.67m)

EXTERIOR

Front

To the front there is off street parking to the side and steps leading to the front door.

Rear

The rear is a fully enclosed garden with patio area.

DIRECTIONS

From Goole head to the M62 Leeds and follow until merging onto the M18
At junction 2, take the A1(M) exit to Leeds/Newark At junction 36, take the A630 exit to Rotherham/Doncaster. At the roundabout, take the 1st exit onto High Rd/A630, turn left onto Edlington Lane B6376, turn left onto Lord's Head Lane, right onto Broomhouse Lane, turn left onto Stubbins Hill, turn left onto Granby Road where the property can be seen by our Park Row For sale Board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: South Yorkshire

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

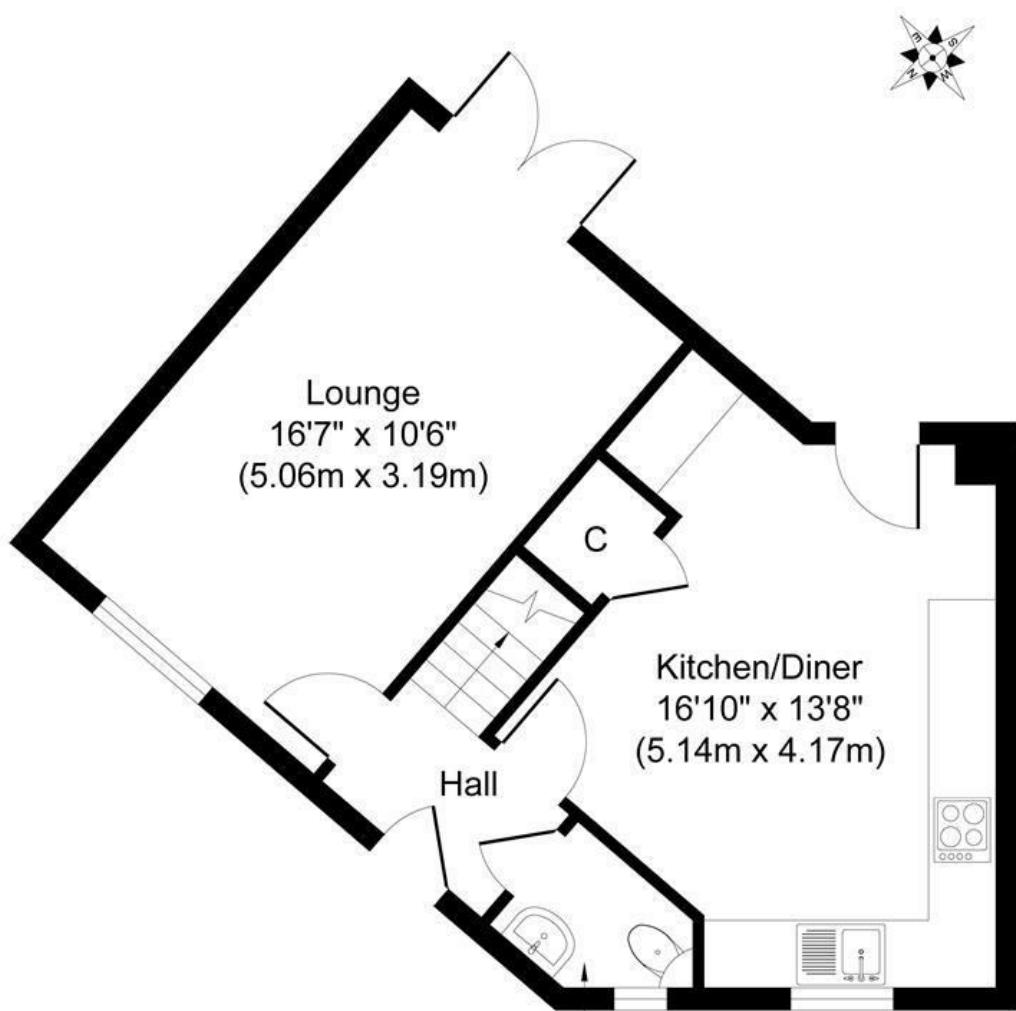
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

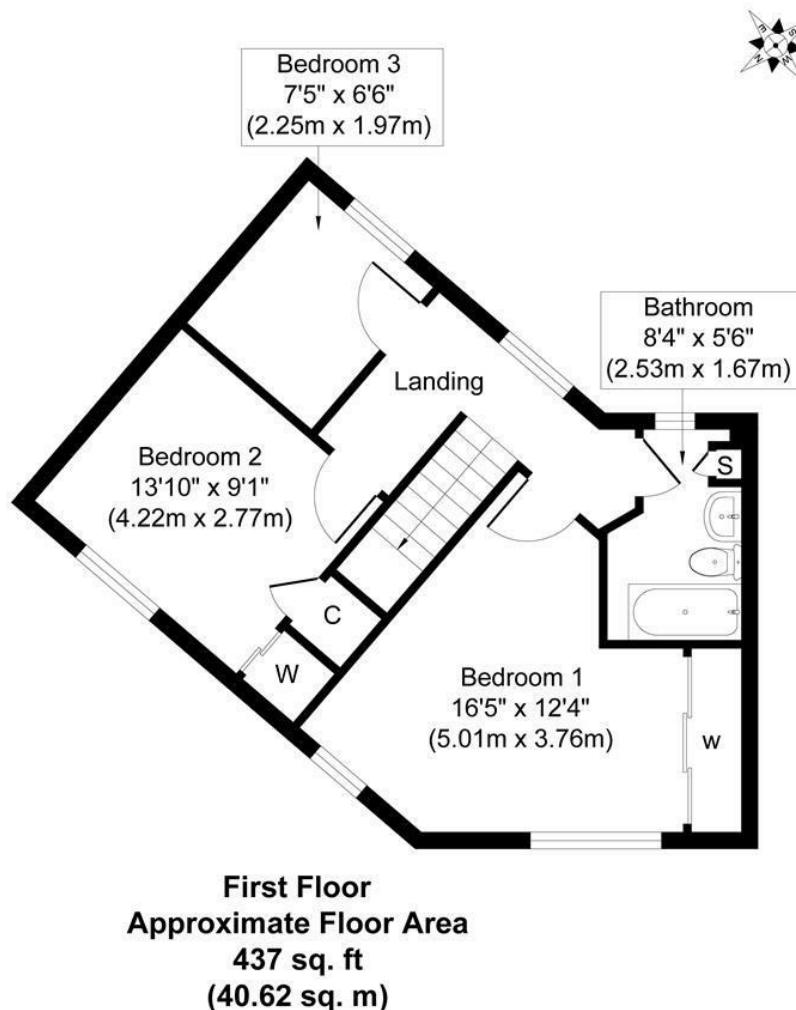
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
437 sq. ft
(40.62 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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goole@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	78	83
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-87)	E		
(87-86)	F		
(86-85)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-87)	E		
(87-86)	F		
(86-85)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

