

# Park Row



Isinglass Drive, Edlington, Doncaster, DN12 1DG

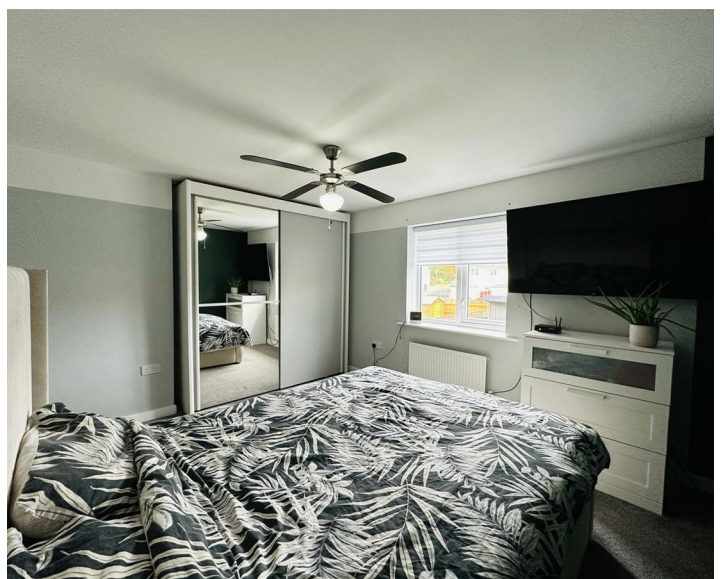
Offers Over £210,000



**\*\* MODERN SHOWER ROOM \*\* GARDEN ROOM\*\*** Situated in Edlington, this Four Bedroom semi-detached property briefly comprises: Hall, Lounge, Kitchen, Dining Room and W.C. To the First Floor are four Bedrooms and a Family Bathroom. Externally, the property benefits from a pathway to the front and side of the house. There is a fully enclosed rear garden with Garden Room and Patio areas. **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

This beautifully presented three-bedroom semi-detached home, offering generous living space, stylish finishes, and a lovely outdoor area – all set in a popular residential part of Edlington.

Inside the front entrance, a bright and airy hallway leads into all downstairs rooms, the dining room with patio doors out to the garden, a spacious lounge, perfect for relaxing or entertaining, also with patio doors leading to the garden and the stylish well appointed kitchen, and also the downstairs w.c. concluding the lovely downstairs accommodation. Upstairs, you'll find four well-proportioned bedrooms. A contemporary spacious shower room ideal for families. To the rear, a fully enclosed garden space ideal for outdoor living, gardening, or simply enjoying the fresh air. A patio area makes it ideal for dining al fresco or relaxing in the sun. The property also benefits from off-street parking for two vehicles, a garden room currently used as a gym and also a and a low-maintenance frontage. A fantastic opportunity for anyone looking for comfort, space, and a well-connected location this home is ready to enjoy from day one. Early viewing is highly recommended.

## GROUND FLOOR ACCOMMODATION

### Hall

18'11" x 8'9" (5.79m x 2.67m)

### W/c

5'7" x 4'1" (1.72m x 1.26m)

### Kitchen

12'3" x 11'8" (3.74m x 3.58m )

### Lounge

16'3" x 12'3" (4.96m x 3.74m)

### Dining Room

12'4" x 8'8" (3.78m x 2.66m)

## FIRST FLOOR ACCOMMODATION

### Hallway

13'6" x 11'1" (4.12m x 3.39m)

### Bedroom One

13'5" x 12'9" (4.11m x 3.89m)

### Bedroom Two

11'1" x 10'2" (3.38m x 3.10m)

### Bedroom Three

12'9" x 10'2" (3.89m x 3.10m )

### Bedroom Four

9'3" x 10'5" (2.82m x 3.20m)

### Family Bathroom

7'9" x 6'2" (2.38m x 1.90m)

## EXTERIOR

### Front

A low maintenance gravelled area to the front with pathways to the front door and to the side gate accessing the garden.

### Rear

To the rear, a fully enclosed garden space ideal for outdoor living, gardening, or simply enjoying the fresh air. A patio area makes it ideal for dining al fresco or relaxing in the sun. The property also benefits from off-street parking for two vehicles, a garden room currently used as a gym.

## DIRECTIONS

From our office on Pasture Road, Goole, head south on the A161 and follow signs towards the M62 eastbound. Merge onto the M62, then take the A1(M) southbound towards Doncaster. Exit at Junction 36 for Warsworth/Edlington, then follow signs into Edlington. Continue along Edlington Lane, turn onto Staveley Street, then follow the local roads to Isinglass Drive where the property can be identified by the Park Row For Sale board.

## HEATING AND 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.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: South Yorkshire

Tax Banding: C

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.

## 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.

## 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.

## 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.

## 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:

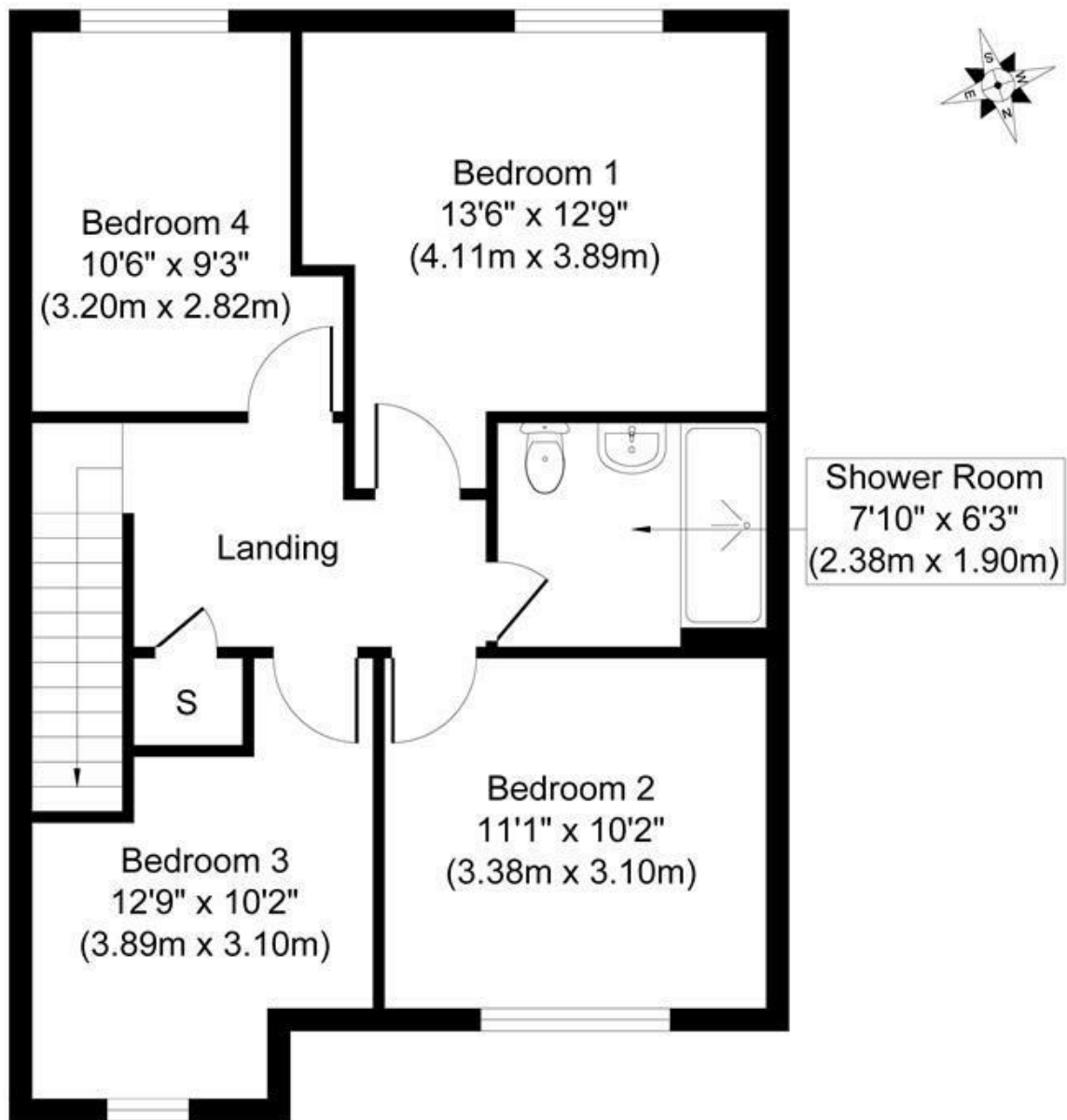
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

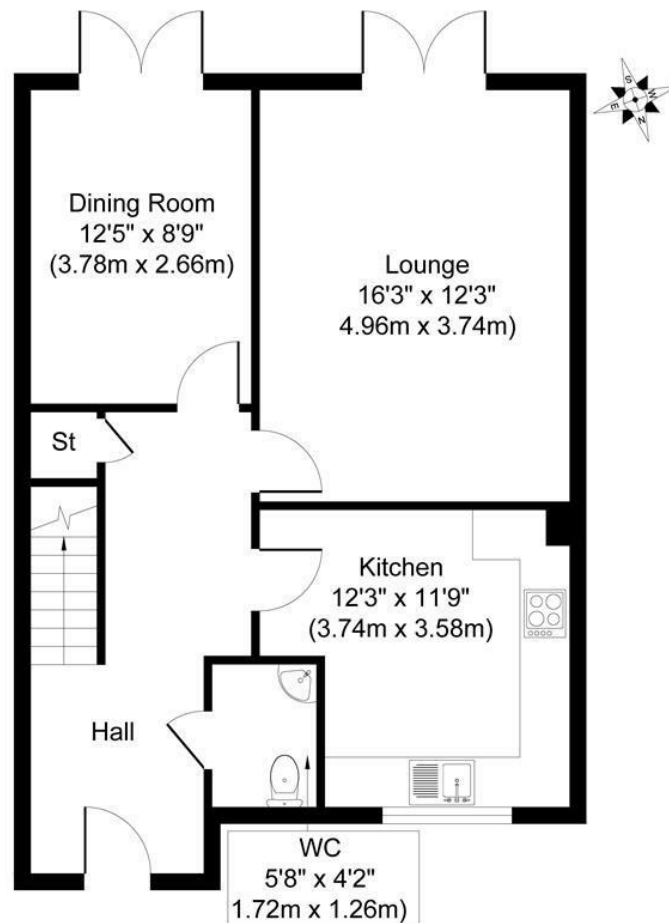


**First Floor**  
**Approximate Floor Area**  
**622 sq. ft**  
**(57.82 sq. m)**

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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**Ground Floor**  
**Approximate Floor Area**  
**622 sq. ft**  
**(57.82 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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