



## The Croft, Doncaster, DN12 2HW

£150,000

Extended mid terraced house in popular location with open aspect to rear. Modern dining kitchen with appliances plus contemporary bathroom. Gardens plus off road parking. Ready to move in with flooring & blinds included as fitted.



# 7 The Croft, Conisbrough, Doncaster, DN12 2HW

We are delighted to offer for sale this extended house with open aspect to the rear located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom. Items of note include French doors to the rear plus wardrobes to bedroom 1. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall leading to a lounge and a dining kitchen. There are 2 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with open aspect to the rear. There is off road parking.

Tenure - Freehold  
Council Tax - Band A

The property comprises.

## GROUND FLOOR

### Entrance Hall

With entrance mat and fitted carpets.

### Lounge 13'8" x 10'9" (4.17m x 3.30m)

Having a media unit, carpets and blinds. Access to store.

### Dining Kitchen 13'8"(max) x 13'3" (max) (4.18m(max) x 4.05m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, American fridge freezer and dishwasher. Laminate flooring plus French doors leading to the rear garden.

## FIRST FLOOR

### Landing

With fitted carpets. Access to store.

### Bedroom 1 10'9" x 10'8" (3.30m x 3.26m)

With wardrobe, recessed spot lights and carpets.

### Bedroom 2 11'9" x 7'7" (3.60m x 2.32m)

With carpets and blinds.

### Bathroom 8'7"(max) x 5'10"(max) (2.63m(max) x 1.79m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling, vanity unit, chrome ladder radiator and vinyl flooring.

## EXTERNAL

The property benefits from well presented gardens with open aspect to the rear. There is off road parking.





