



BYEWAYS

BURGHWALLIS, DONCASTER, DN6 9JP



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A Three Bedroom Detached Bungalow with Scope for Renovation
Easy Access to the National Motorway Network
No Upward Chain

FOR SALE BY PRIVATE TREATY

OFFERS IN THE REGION OF £375,000
FREEHOLD WITH VACANT POSSESSION

Solicitors

Grainger Appleyard
26-27 Hall Gate
Doncaster
DN1 3NL
Tel: 01302 327257
Ref: Lisa Bulcroft
E-mail: l.bulcroft@graingerappleyard.com



Selling Agents

DDM Agriculture
2 Doncaster Road
Bawtry, Doncaster
DN10 6NF
Tel: 01302 714399
Ref: Lucy Barraclough
E-mail: lucy.barraclough@ddmagriculture.co.uk



BYEWAYS, WELL LANE, BURGHWALLIS, DONCASTER, DN6 9JP

Location

Byeways lies approximately two miles to the west of the village of Owston and eight miles north of the City of Doncaster in the County of South Yorkshire. The area benefits from good transport links, with easy connections to the A1(M) and surrounding motorway network, making it ideal for commuters.

Introduction

Byeways is a spacious property set on a generous plot in the heart of the charming, rural village of Burghwallis, offering an opportunity for renovation or conversion, subject to planning.

The accommodation comprises:

Ground Floor

Conservatory (3.72m x 2.54m)

With a tiled floor

Kitchen (3.62m x 3.37m)

Dual aspect with a range of fitted wall and floor units, sink unit, gas oven and a serving hatch to open plan dining room and with part tiled walls and a tiled floor.

Pantry

With plumbing for an automatic washing machine and with fitted shelves.

Lounge/ Dining Room (8.33m x 5.34m)

Dual aspect with a fireplace, patio doors and with three radiators.

Study (3.44m x 1.55m)

With a built in shelf, electricity meter box and a radiator.

Inner Hallway

Bedroom 1 (5.78m x 3.58m)

With built-in wardrobes, patio doors and a radiator and with an En-Suite comprising a low flush WC, wash hand basin, shower cubicle and with part tiled walls.

Bedroom 2 (3.96m x 3.05m)

With a radiator.

Bedroom 3 (3.96m x 3.03m)

With a radiator.

Bathroom (3.45m x 3.03m)

Fully tiled with pedestal wash hand basin, low flush WC, bidet, panelled bath with shower over, airing cupboard with Logic Combi C30 Boiler and a radiator.

Upstairs Attic Room (6.12m x 3.46m)

With built-in cupboards with access to roof void and roof and roof window.

Externally

The property benefits from a large tarmac driveway providing ample parking together with a garage with an electric door. There are lawned gardens surrounding the property with the entire plot extending to 0.26 acre (1048.36m²) or thereabouts.

Services

There are water, gas and electricity supplies to the property. Drainage is to the mains sewers. None of these services or associated appliances have been checked or tested.

Energy Performance Certificate

The property is rated as "D".

A full copy of the EPC is available online at www.ddmagriculture.co.uk.

Tenure & Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

Outgoings

City of Doncaster Council

Council Tax Band "E"

2026/27 Council Tax Payable : £2,664.02

Viewing

Viewing is strictly by appointment with the Selling Agents on 01302 714399.

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Method of Sale

The property is offered for sale as a whole by Private Treaty with a guide price of £375,000. Interested parties are invited to speak to Lucy Barraclough of the Selling Agents, or contact the office on (01302) 714399 to discuss their interest.

Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



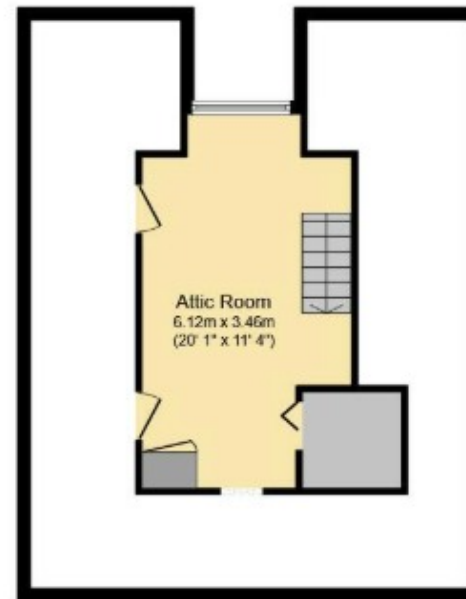
Important Notice

DDM Agriculture for themselves and the Vendors of this land, whose agents they are give notice that:

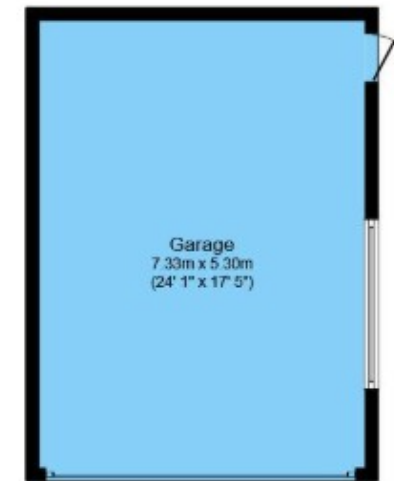
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Ground Floor



First Floor



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

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