



Bannister Lane, Skelbrooke Doncaster

welcome to

Bannister Lane, Skelbrooke Doncaster

GUIDE PRICE £200,000-£210,000 Situated in the rural village of Skelbrooke is this spacious three bedroom semi-detached home which is ideal for first time buyers or growing families. The property stands in a good sized plot with stunning countryside views towards the front.



Entrance

With a front facing sealed unit door, tiled flooring and a central heating radiator.

Lounge

A dual aspect room with front and rear facing double glazed windows, tiled wood effect flooring and there is a cast iron multi-fuel stove.

Dining Room

With a front facing double glazed window, a feature brick fireplace with paved half and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the ceramic sink and drainer with mixer tap. There is an electric hob with extractor above, an electric double oven and space for a fridge. There are side and rear facing double glazed windows, a side facing double glazed door and a central heating radiator.

First Floor Landing

With a front facing double glazed window providing fabulous views over the communal green and a useful storage cupboard.

Bedroom One

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a W.C, a wash hand basin and a bath with shower over. There is a rear facing obscured double glazed window, partial tiling to the walls and an extractor fan.

Outside

Double wrought iron gates provide access to the enclosed front garden, which features a generous driveway and a pebbled area with established shrubs and plants. There are stunning field views to the front, enhancing the property's appeal.

To the rear, there is a good sized enclosed garden, mainly laid to lawn, with an additional pebbled area, a summer house and a large brick built garden store.

Garden Store

With a W.C, plumbing for a washing machine and space for white goods.

Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bannister Lane, Skelbrooke Doncaster

- GUIDE PRICE £200,000-£210,000
- THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE
- KITCHEN AND DINING ROOM
- BATHROOM TO FIRST FLOOR

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126408 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk