

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Wood View, Doncaster

£195,000

**\* PRICED TO SELL, PERFECT OPPORTUNITY FOR FTB OR SMALL FAMILY\*** 3Keys Property are delighted to offer for sale this well presented 3 bedroom semi detached property, situated in Conisbrough, Doncaster. Offered with a beautiful fully tiled bathroom, fitted kitchen and open plan lounge and dining area. The property also benefits from a detached garage with driveway parking for up to 3 cars. To view, contact 3Keys Property today 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME WITH DETACHED GARAGE
- OPEN PLAN LOUNGE AND DINING AREA
- LARGE CONSERVATORY WITH FRENCH DOORS ONTO REAR GARDEN
- PARKING FOR 3 CARS
- GARDEN SHED FOR ADDITIONAL STORAGE

- WELL PRESENTED THROUGHOUT
- FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR HOOD
- FULLY TILED MODERN BATHROOM WITH SHOWER OVER BATH
- FULLY ENCLOSED REAR GARDEN WITH PATIO AND MATURE SHRUB BORDERS
- IDEALLY LOCATED FOR LOCAL AMENITIES AND A1 MOTORWAY ACCESS

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this well presented 3 bedroom semi detached property, situated in Conisbrough, Doncaster. Offered with a beautiful fully tiled bathroom, fitted kitchen and open plan lounge and dining area. The property also benefits from a fitted kitchen and detached garage with parking for up to 3 cars.

## GROUND FLOOR

The front door gives access to an entrance hall which leads to the lounge and stairs to the first floor. The floor has fitted carpet and there is a radiator and single pendant light fitting. The lounge is open plan with a feature fireplace, front aspect bow window, radiator, single pendant light fitting and wood effect laminate flooring which runs through to the dining area. The dining area has a single pendant light fitting, radiator, door leading to the kitchen and French doors into the conservatory. The conservatory has a tiled floor and designer radiator, single pendant light fitting and French doors onto the garden.

The kitchen is fully fitted with a range of floor and wall units with contrasting work tops and tiled splashbacks, integrated appliance include oven, hob and extractor fan and there is plumbing for the washing machine. The floor is fitted with wood effect laminate, large store cupboard, rear aspect window and side door onto the driveway.

## FIRST FLOOR

The landing is fully carpeted and spacious with a side aspect window, loft access and store cupboard. The master bedroom has a front aspect window, carpet to floor, single pendant light fitting and radiator. The second double bedroom has carpet to floor with rear aspect window, single pendant light fitting and radiator. The third bedroom is situated to the front of the property and has a radiator, single pendant light fitting, wood effect laminate floor and wardrobe fitted.

The bathroom is stunning with fully tiled walls and vinyl floor tiles, white suite comprising bath tub with shower over, hand basin and wc. There is a heated towel rail, spot lighting and 2 rear aspect obscure glass windows.

## EXTERNAL

To the front of the property is a garden with decorative stone and shrubs and block paved driveway for 3 cars. There is access to the fully enclosed rear garden and detached garage which has an up and over door, power and lighting and a side access pedestrian door and window. The rear garden has a patio area and many mature shrubs and trees. There is also a garden shed for additional storage.

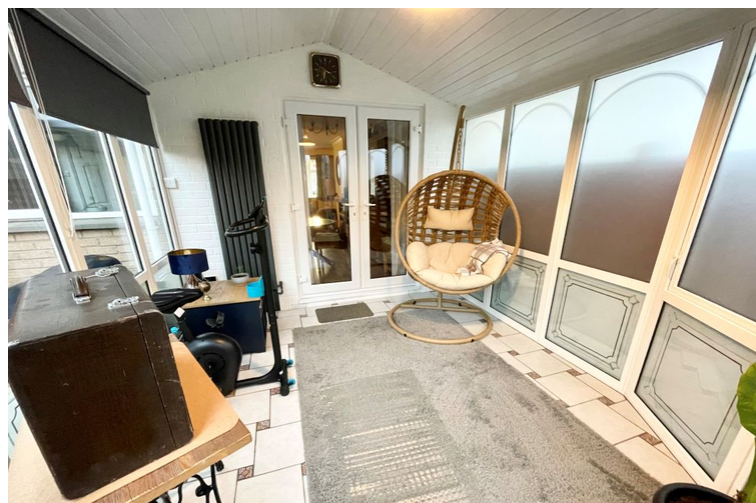
Conisbrough is a popular village in Doncaster with many local amenities and the famous Conisbrough Castle as a beautiful backdrop. The village is well located for easy access to the motorways and is serviced well by public transport. To view this property, contact 3Keys Property 01302 867888.

## ENTRANCE HALLWAY

1.53m x 1.36m (5' 0" x 4' 6")

## LOUNGE/DINER

3.68m x 7.23m (12' 1" x 23' 9") (maximum measurements)



## KITCHEN

3.34m x 2.53m (10' 11" x 8' 4")

## CONSERVATORY

3.03m x 3.60m (9' 11" x 11' 10")

## BEDROOM 1

2.94m x 3.92m (9' 8" x 12' 10")

## BEDROOM 2

2.44m x 3.15m (8' 0" x 10' 4")

## BEDROOM 3

2.06m x 1.98m (6' 9" x 6' 6")

## BATHROOM

2.56m x 1.64m (8' 5" x 5' 5")

## LANDING

2.58m x 3.00m (8' 6" x 9' 10")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

## DISCLAIMER

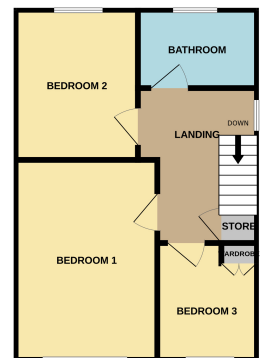
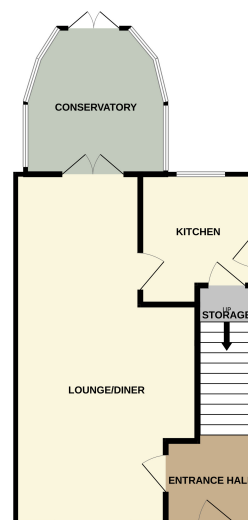
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (containing) floor measurements, all dimensions, however, should still only be taken as approximate and not relied upon. It should be your own responsibility to verify the accuracy of the floorplan. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The service, contents and condition of the property are not represented and no guarantee as to their condition or efficiency can be given.  
Made with Homeplan 12/02/20