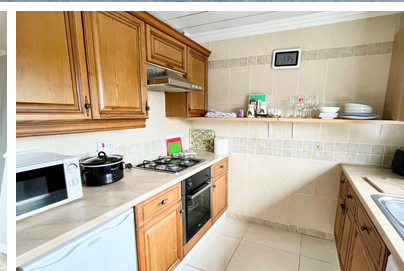
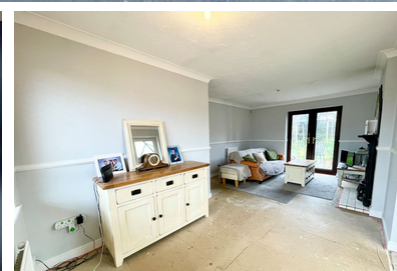


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Headingley Way, Doncaster

£159,950

3Keys Property present this detached bungalow, converted from a 2 bedroom to a 1 bedroom, to the open sales market. Situated on a corner plot on this popular development in Edington, Doncaster, this property has potential for improvement but offered in good general order throughout. Large open plan lounge and dining area with a spacious conservatory and a detached garage with pedestrian access and driveway, this property must viewed to appreciate the potential. Offered with no onward chain. Contact 3Keys Property for further information 01302 867888.

- DETACHED BUNGALOW CONVERTED FROM 2 BEDROOMS TO 1
- POTENTIAL FOR IMPROVEMENT
- LOUNGE/DINING ROOM WITH FRENCH DOORS ONTO REAR GARDEN
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DETACHED GARAGE WITH DRIVEWAY AND PEDESTRIAN ACCESS

- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR HOOD
- 2ND BEDROOM CONVERTED TO DRESSING ROOM AREA
- GARDENS TO THE FRONT AND REAR
- EASY ACCESS TO A1 MOTORWAY & CLOSE TO A WIDE RANGE OF AMENITIES

## PROPERTY DESCRIPTION

3Keys Property are pleased to present this detached bungalow, converted from a 2 bedroom to a 1 bedroom, to the open sales market. Situated on a corner plot on this popular development in Edington, Doncaster, this property has potential for improvement but offered in good general order throughout.

Accommodation comprises hallway, lounge/dining room with French doors onto garden and into conservatory, fitted kitchen, family bathroom with shower over bath and 1 bedroom which has been converted from 2 bedrooms. The bedroom is fully fitted with a large range of wardrobes.

A detached garage with pedestrian access from the rear garden and driveway and wrap around gardens. This property must be viewed to appreciate its potential.

## ACCOMMODATION

Hallway with wood effect laminate floor, store cupboard, radiator, single pendant light fitting and access to kitchen, lounge, bathroom and bedroom.

The lounge/dining room has French doors into the conservatory, rear aspect French doors onto the garden and front aspect window. Radiator and single pendant light fitting x 2.

There is a large conservatory which has side and rear aspect windows with French doors onto the garden. The floor is tiled and there is power and an air conditioning unit.

The kitchen is fitted with floor and wall units and has contrasting work tops, integrated appliances with oven, hob and extractor hood, plumbing for washing machine, tiled floor and front aspect window.

The fully tiled bathroom is fitted with a white suite comprising bath tub with shower over, hand basin and wc. There is a rear aspect window, radiator and single pendant light fitting.

The large bedroom has been converted from 2 bedrooms - this can easily be converted back to 2 bedrooms if so desired. The bedroom has a wood effect laminate floor and a large range of fully fitted wardrobes, front and rear aspect window, radiator and single pendant light fitting.

## EXTERNAL

Garden to the front is mainly block paved with mature shrubs and access to the rear garden via a gate. There is a driveway for off street parking and detached garage with up and over door and pedestrian access into the rear garden.

The rear garden is overgrown but has many mature shrubs, a patio and decking area.

The property is located on a popular development close to a wide range of amenities and local transport links. There is also easy access to the A1 motorway. To view this property, contact 3Keys Property today 01302 867888.

## HALLWAY

## LOUNGE/DINING ROOM

2.47m x 2.46m (8' 1" x 8' 1") INCREASING TO 3.54m x 3.54m (11' 7" x 11' 7")

## CONSERVATORY

3.63m x 3.81m (11' 11" x 12' 6")

## KITCHEN

2.77m x 2.39m (9' 1" x 7' 10")

## FAMILY BATHROOM

1.94m x 1.7m (6' 4" x 5' 7")

## BEDROOM/DRESSING AREA

2.58m x 6m (8' 6" x 19' 8") INCREASING TO 3.23m x 6m (10' 7" x 19' 8")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – TBC

Tenure – Freehold

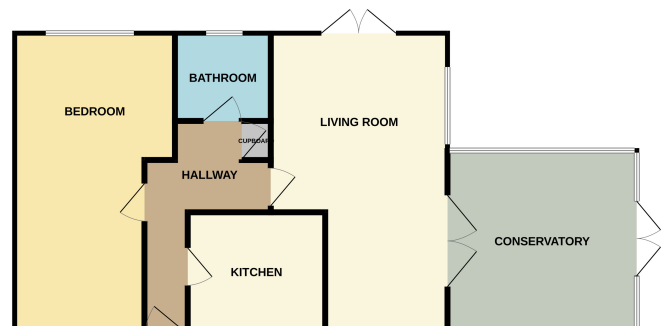
## DISCLAIMER

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 checked 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 discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of actual dimensions, made at any other time, are permitted and it is recommended to check for any minor variations or inaccuracies. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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