

Anson Grove
Auckley
DN9 3QN
01302 867888



Saddlers Way, Doncaster
£274,350

3Keys Property are delighted to offer to the open sales market this 2 bedroom detached bungalow, situated in quiet cul de sac within the highly desirable village of Haxey, Doncaster. Well presented throughout with a lounge with sliding doors on the patio, fully fitted kitchen and large conservatory. The property benefits from 2 bathrooms and a further W/C. The rear garden has a large patio area and enclosed grassed area, summer house, shed and a detached garage and parking for several cars. To view, call 3Keys Property today 01302 867888.

- DETACHED BUNGALOW
- SPACIOUS LOUNGE AND CONSERVATORY
- MODERN KITCHEN
- CUL DE SAC POSITION
- CLOSE TO LOCAL AMENITIES
- 2 BEDROOMS WITH EN-SUITES
- CLOAKROOM W/C
- DETACHED GARAGE AND BLOCK PAVED DRIVEWAY
- SEMI RURAL VILLAGE
- MUST BE VIEWED

LOUNGE

3.11m x 6.05m (10' 2" x 19' 10")

KITCHEN

2.35m x 3.46m (7' 9" x 11' 4")

CONSERVATORY

6.61m x 3.61m (21' 8" x 11' 10")

BEDROOM 1

3.60m x 3.10m (11' 10" x 10' 2")

EN SUITE

1.83m x 2.16m (6' 0" x 7' 1")

BEDROOM 2

3.46m x 2.80m (11' 4" x 9' 2")

EN SUITE

2.18m x 1.97m (7' 2" x 6' 6")

CLOAK ROOM W/C

0.86m x 1.84m (2' 10" x 6' 0")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

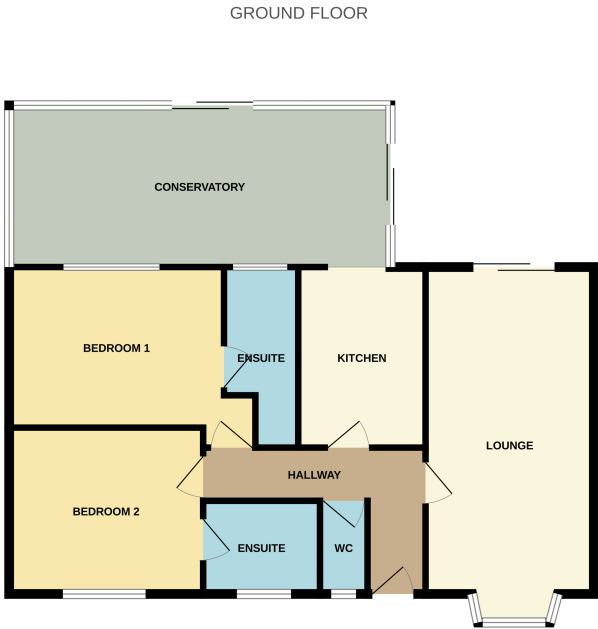
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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 discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers’ identification



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Sales with Mortgage C0021