



## 19 The Hollows, Auckley

Doncaster

£499,000

 3KeysProperty  
The Experts in Property



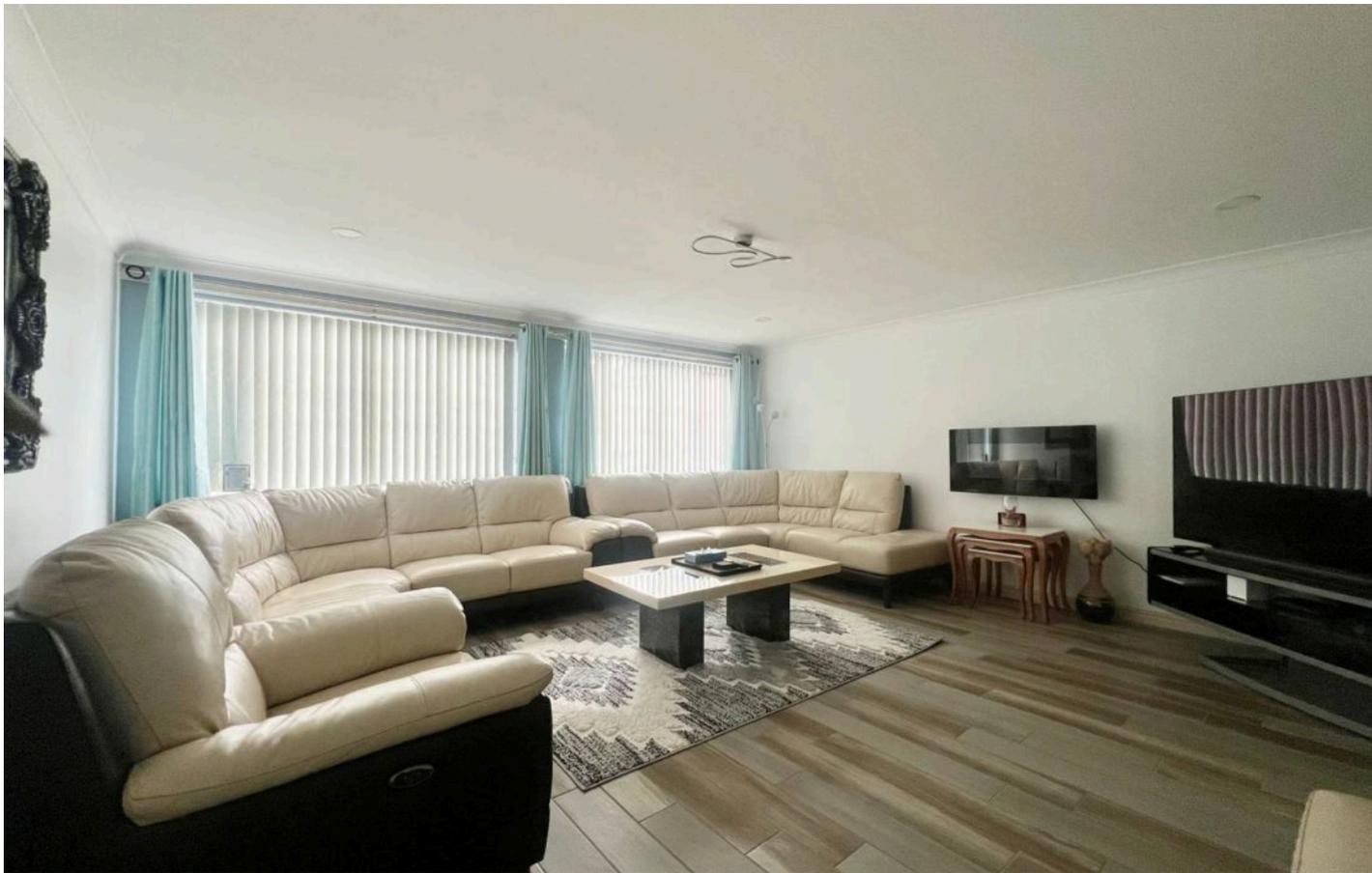
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Auckley, Doncaster

An exceptional five-bedroom detached family home occupying a generous corner plot, with sizeable gardens to the side and rear, offering deceptively spacious accommodation ideal for modern family living. Situated in a sought-after location, this well-presented property combines privacy, space, and versatility, making it a perfect choice for growing families or those seeking a substantial home in a desirable setting.

- EXTENDED 5 BEDROOM DETACHED HOME
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM & FITTED WARDROBES
- 2 LARGE LOUNGES BEAUTIFUL LARGE GARDEN





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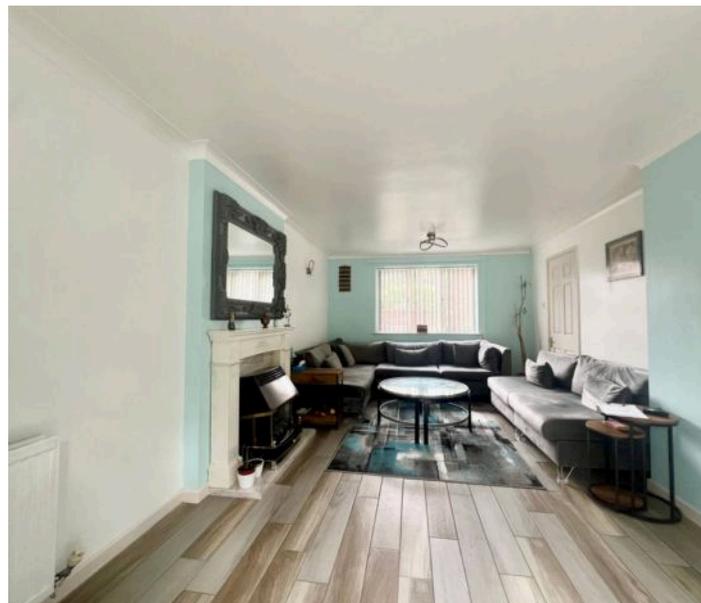
### GROUND FLOOR

The entrance of the property opens into a grand hallway, setting the tone for the spacious layout throughout. From here, you have access to the two lounges, kitchen, study, downstairs shower room, dining room, and stairs leading up to a galleried landing that connects to the first-floor accommodation.

The first lounge is a standout feature of the home, offering a warm and welcoming space enhanced by two large double windows to the front of the property. Finished with stylish wooden flooring that continues throughout most of the ground floor, the room benefits from both a central pendant light fitting and spotlights, creating a cosy yet versatile ambiance. A radiator adds to the comfort, making this an ideal space for relaxing or entertaining.

The spacious downstairs study offers a versatile area ideal for home working or additional living space. Featuring a side window that allows natural light to flow in, the room is finished with continued wooden flooring, a radiator for comfort, and a single pendant light fitting.

The second lounge is accessed via the dining room and offers direct access to the rear garden through French doors, creating a bright and airy atmosphere. This inviting space features wooden flooring throughout, a gas fire for added comfort, side lights, and a central pendant light fitting. Ideal for a growing family, this room provides valuable separate living space for relaxation or entertaining.



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### GROUND FLOOR

The dining area, located just off the second lounge, features a rear-facing window and a convenient hatch offering a view through to the kitchen. The wooden flooring continues seamlessly, complemented by a single pendant light fitting and a radiator, creating a practical and welcoming space for family meals or entertaining guests.

The breakfast kitchen is fitted with a range of high-quality wood shaker-style wall and floor units, complemented by contrasting worktops that enhance the traditional charm of the space. A large Rangemaster oven, which will remain with the property, adds both functionality and character. A rear-facing window overlooks the garden, while tiled flooring provides a practical finish. The kitchen also offers convenient access to the adjoining utility room.

The utility room is accessed via the kitchen and fitted with additional wall and floor units, offering practical storage and plumbing for a washing machine. It provides access to the side of the property via a back door and includes a radiator and spotlights for a bright, functional space.

The property benefits from a well-appointed downstairs shower room, featuring a walk-in shower cubicle, WC, and wash basin. Fully tiled throughout for a clean and modern finish, the room is completed with a single pendant light fitting.



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### FIRST FLOOR

The galleried landing provides access to four of the five bedrooms, along with the family shower room. The principal bedroom is reached via a separate corridor, which includes fitted wardrobes and useful storage space. The landing is finished with carpeted flooring and features two pendant light fittings, adding to the sense of space and comfort.

The principal bedroom features two double windows overlooking the front, allowing plenty of natural light to fill the room. It benefits from fitted wardrobes, air conditioning, and carpeted flooring for added comfort. Two single pendant light fittings provide balanced lighting, and there is convenient access to the ensuite bathroom.

The larger-than-average ensuite features a jacuzzi bath with an overhead shower, a wash basin, and a WC. Fully tiled throughout for a sleek, modern finish, it also benefits from a side-aspect obscure window that provides natural light while ensuring privacy.





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### FIRST FLOOR

Bedroom two is situated at the rear of the property and features wooden flooring, fitted wardrobes, and a single pendant light fitting, offering a comfortable and practical space.

Bedroom three is a spacious double room featuring carpeted flooring, fitted mirrored wardrobes, and a single pendant light fitting. A window overlooks the rear garden, bringing in natural light and pleasant views.

Bedroom four is a double room featuring fitted wardrobes, wooden flooring, a single pendant light fitting, and a window overlooking the front of the property.

Bedroom five is a versatile single room, ideal as a bedroom or study, with a side window, carpeted flooring, and a single pendant light fitting.

The family shower room, situated between bedrooms two and three, benefits from an obscure window overlooking the garden, a shower cubicle, WC, wash basin, and a towel rail. Fully tiled throughout, it is finished with a single pendant light fitting.





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### EXTERNAL

This wonderful family home is situated on a corner plot within a quiet cul-de-sac. The property benefits from a driveway at the front, providing ample parking space for multiple vehicles, with gated access leading to the front door. The front garden is mainly laid to lawn and features mature shrubs and trees, adding to the curb appeal. The stunning garden wraps around the property, boasting an abundance of flowers, trees, and shrubs, creating a peaceful and private outdoor space. Additionally, there is a wooden shed offering useful storage.

Located in the popular village of Auckley, Doncaster, the property is close to local amenities including a pub, convenience store, and an award-winning fish and chip shop. Excellent transport links are nearby, with easy access to the motorway network and local bus routes. Families will appreciate the proximity to well-regarded primary and secondary schools, as well as a sixth form college. For outdoor enthusiasts, the Yorkshire Wildlife Park is just a short walk away.





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LOUNGE 1 5.031m x 5.104m (16' 6" x 16' 9") STUDY  
2.677m x 3.695m (8' 9" x 12' 1") UTILITY ROOM  
2.114m x 0.620m (6' 11" x 2' 0") SHOWER ROOM  
1.34m x 2.013m (4' 5" x 6' 7") CUPBOARD KITCHEN  
2.960m x 3.679m (9' 9" x 12' 1") 2.768m x 3.28m (9'  
1" x 10' 9") LOUNGE 2 3.01m x 3.958m (9' 11" x 13' 0")  
BEDROOM 1 4.483m x 5.596m (14' 8" x 18' 4")  
ENSUITE 1.577m x 3.263m (5' 2" x 10' 8") BEDROOM 2  
2.929m x 4.352m (9' 7" x 14' 3") BEDROOM 3 2.84m  
x 3.574m (9' 4" x 11' 9") BEDROOM 4 2.975m x  
3.026m (9' 9" x 9' 11") BEDROOM 5 2.520m x 3.007m  
(8' 3" x 9' 10")



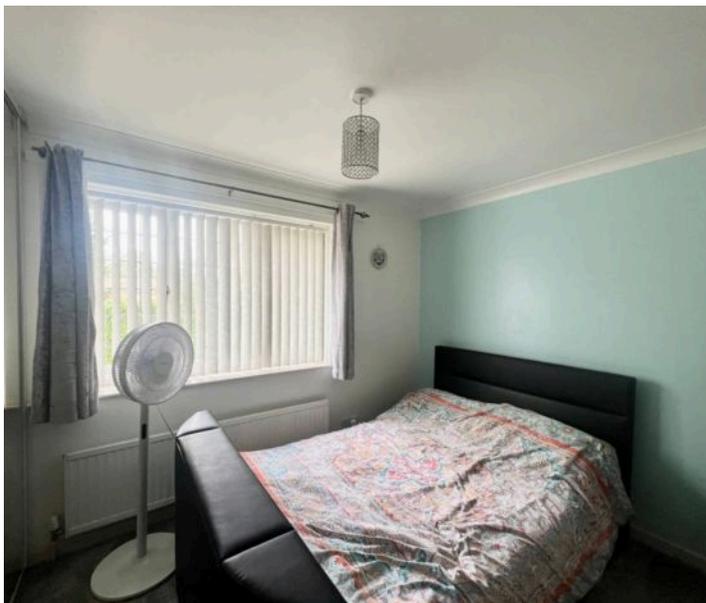


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### DISCLAIMER

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### Offer Procedure

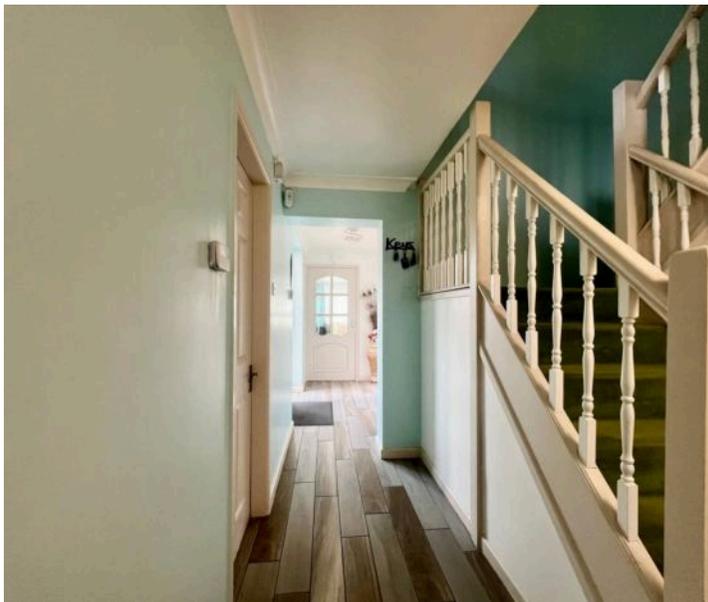
To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial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

Council Tax band: E

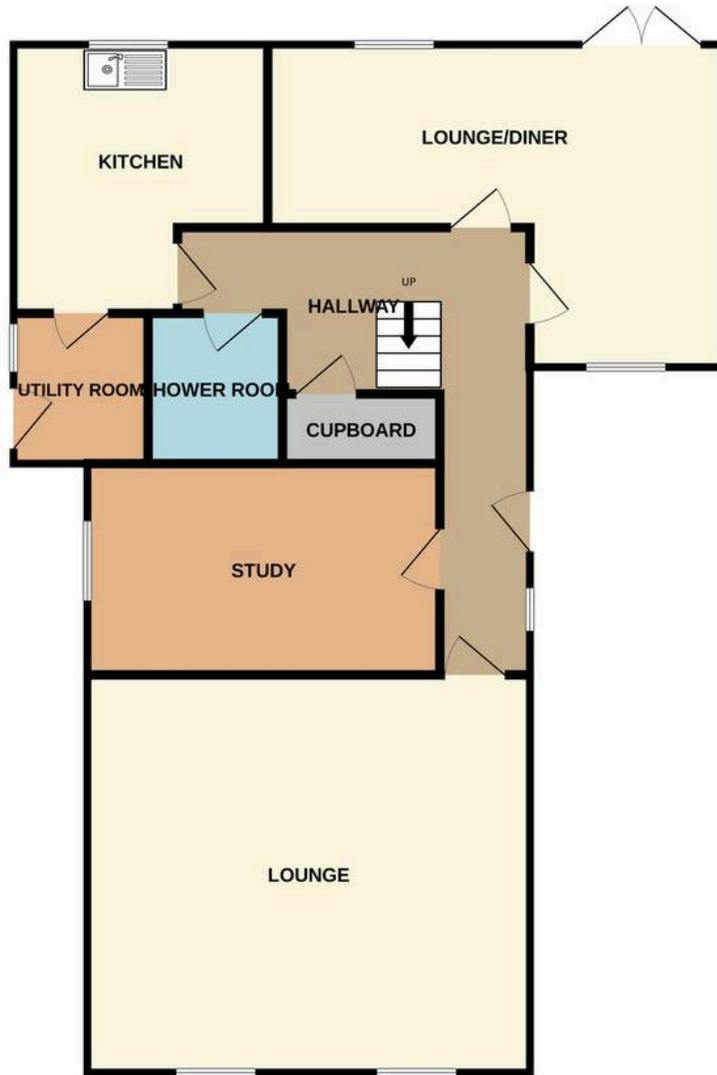
Tenure: Freehold

EPC Energy Efficiency Rating: C

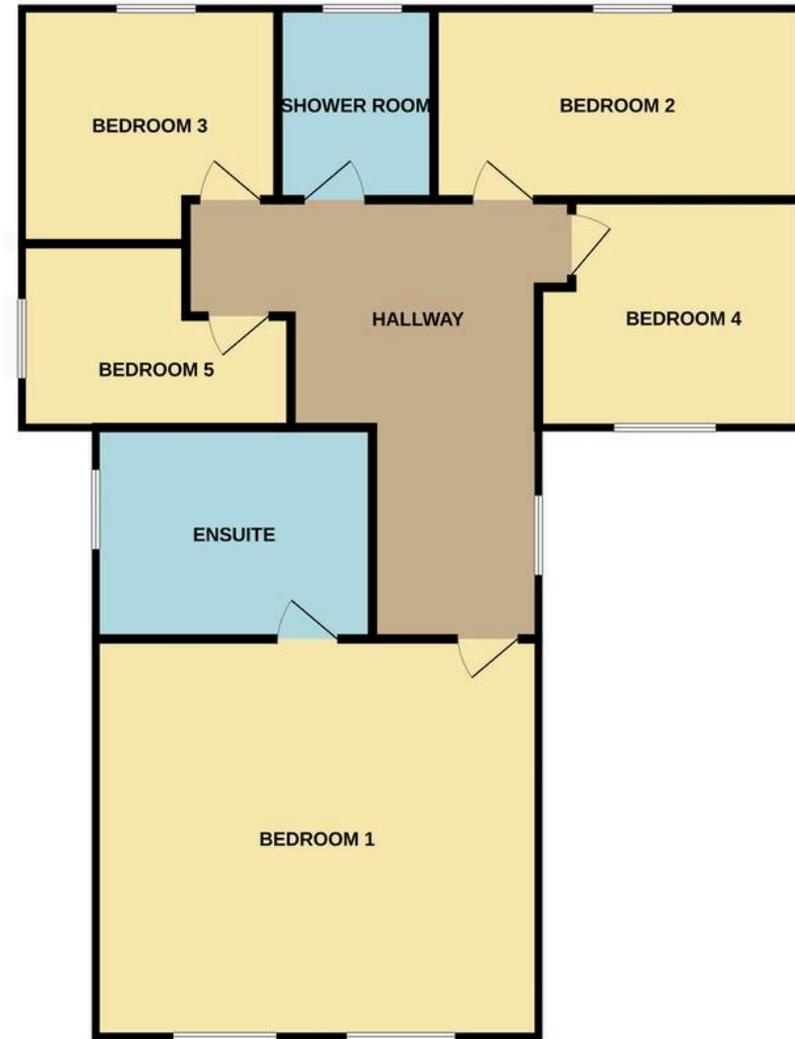
EPC Environmental Impact Rating: C



GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 3Keys Property

3 Keys Property, Unit D Anson Grove - DN9 3QN

01302 867888 • [enquiries@3keysproperty.co.uk](mailto:enquiries@3keysproperty.co.uk) • [www.3keysproperty.co.uk/](http://www.3keysproperty.co.uk/)

