

Anson Grove
Auckley
DN9 3QN
01302 867888



York Road, Doncaster

£95,000

3Keys Property are pleased to present to the open sales market this well-presented 3-bedroom mid-terrace home in Dunscroft, Doncaster – an ideal opportunity for first-time buyers or investors. The property briefly comprises an entrance porch/hallway, lounge, second reception room, and kitchen on the ground floor, with two double bedrooms, one single bedroom, and a spacious bathroom upstairs. Located close to local amenities, schools, and offering easy access to the A1 motorway network, Viewings are available via 3Keys Property – call 01302 867888 to arrange.

- 3 BEDROOM MID TERRACE PROPERTY
- 2 RECEPTION ROOMS
- DRIVEWAY FOR MULTIPLE VEHICLES
- NEW KITCHEN
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- NO ONWARD CHAIN
- BATHROOM WITH BATH AND SHOWER OVERHEAD
- FRONT AND REAR GARDEN
- FRESHLY DECORATED
- LOCAL SCHOOLS AND AMENITIES WITHIN WALKING DISTANCE

PROPERTY DESCRIPTION

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GROUND FLOOR,

The entrance to the property is via a porch that provides direct access to both the reception room and the kitchen. The porch features a single pendant light fitting, with no flooring, carpets, or radiator, offering a blank canvas for buyers.

A potential reception room is located at the front of the property, featuring a front-facing window, single brick construction, and electrics, but currently without flooring or a radiator.

The kitchen is situated at the rear of the property, overlooking the garden, and benefits from floor-to-wall cupboards, a back window, garden access, a useful storage cupboard, and a single pendant light fitting, though it also lacks flooring and a radiator.

Off the kitchen is the lounge, which enjoys natural light from both front and rear windows and includes a convenient front door leading to the garden; this room also features a single pendant light fitting but no flooring or radiator, offering further scope for improvement and customisation.

FIRST FLOOR

The landing provides access to two double bedrooms, one single bedroom, and the family bathroom. It features a single pendant light fitting and no carpets, offering a blank canvas for further improvement.

Bedroom 1 is a double room with a front-facing window and radiator; it has been freshly decorated and is ready for flooring.

Bedroom 2, also at the front of the property, benefits from a large window overlooking the front garden, a handy built-in cupboard, radiator, and single pendant light fitting, and also requires flooring.

Bedroom 3 is a single room located at the rear of the property, featuring a garden-facing window, radiator, single pendant light fitting, and is likewise in need of flooring.

EXTERNAL

At the front of the property, there is a driveway providing off-road parking for multiple vehicles, along with a path leading to the front door; the garden is mainly laid to lawn. To the rear, the property benefits from a private garden that offers potential but is currently in need of some maintenance and clearing. This outdoor space is accessed via the kitchen and backs onto open field space, offering a pleasant outlook and added privacy.

ENTRANCE HALLWAY

2.763m x 3.084m (9' 1" x 10' 1")

FRONT RECEPTION ROOM

2.253m x 4.932m (7' 5" x 16' 2")

KITCHEN

3.523m x 4.959m (11' 7" x 16' 3") 3.523m x 4.959m (11' 7" x 16' 3")

LOUNGE

3.620m x 6.232m (11' 11" x 20' 5")

LANDING

0.910m x 2.957m (3' 0" x 9' 8")

BEDROOM 1

2.957m x 3.497m (9' 8" x 11' 6")

BEDROOM 2

3.688m x 3.564m (12' 1" x 11' 8")

BEDROOM 3

2.262m x 2.660m (7' 5" x 8' 9")

FAMILY BATHROOM

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TO BE CONFIRMED

Tenure – Freehold

Boiler - Conventional boiler.

Loft - No ladder or boarding.

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

