

2 Bedroom(s), Semi-Detached House, Freehold

Villa Park Road, Cantley, Doncaster.



- 3D Virtual Tour Available
- Kitchen
- Utility And Ground Floor W/C
- Bathroom
- Driveway Allowing for Off Road Parking

- Semi Detached Home
- Open Plan Lounge and Dining Room
- Two Bedrooms
- Rear Enclosed Garden
- Popular Location in Cantley

**£160,000**  
**For Sale**

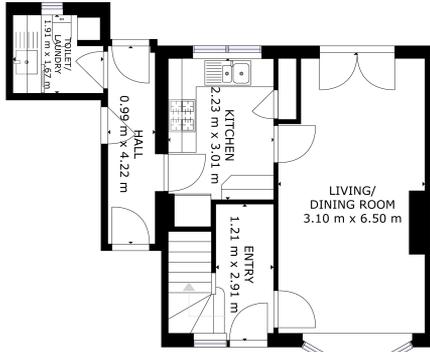
Book your viewing today Tel: 01302 247754

## Owner's View

Situated on the popular Villa Park Road in Cantley, Doncaster, this well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, ideal for first-time buyers, couples, or investors alike. The ground floor comprises a generous lounge diner, providing ample space for both relaxing and entertaining, alongside a fitted kitchen with access to a useful utility area and convenient ground floor W/C. Upstairs, the property offers two well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a private, enclosed rear garden, perfect for outdoor dining and leisure, while a driveway to the front provides off-road parking. Located within easy reach of local amenities, schools, transport links and commuter routes, this attractive home combines comfort, practicality and convenience in a sought-after residential location.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 45.11 m<sup>2</sup> FLOOR 2: 31.44 m<sup>2</sup>  
TOTAL: 76.55 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL DIMENSIONS MAY VARY.

Matterport

## Kitchen



Open Plan Lounge Dining Room



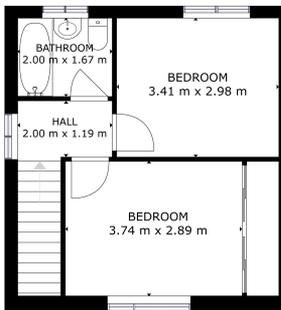
## Utility and Ground Floor W/C



## Second Bedroom

## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 40 m<sup>2</sup> FLOOR 2: 33 m<sup>2</sup>  
TOTAL: 73 m<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## First Bedroom



## Bathroom



## External

## Front Aspect



Approximate Water Heating Installation Date -

Boiler Location - Downstairs utility

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

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## Energy Performance Certificate

