



'Shireoaks' Doncaster Road

Whitley, DN14 0JB

Offers In The Region Of £475,000

**** NEED SPACE FOR A MOTORHOME/MULTIPLE CARS OR A BOAT? **** OR NEED WORKSHOP OR AN AT HOME BUSINESS PREMISES? - Then look no further than 'Shireoaks': this delightful house set well back on Doncaster Road (A19), Whitley offers a perfect blend of comfort and convenience. The bungalow itself has three well-proportioned bedrooms and a modern family bathroom, along with open plan living kitchen space and a rear sun room entrance - perfect for those dog leads and muddy boots! This property is ideal for families or those seeking space around them.

ONE BEDROOM SELF CONTAINED ANNEXE - Ideal for an extra income, as a rental, for your older children's independent living or great guest accommodation - It truly is VERY FLEXIBLE!

One of the standout features of this home is its superb 'kerb appeal', making it a lovely sight to behold - a really unique bungalow.

The surrounding area boasts an abundance of local amenities: in nearby Eggborough village there is an eclectic mix of amenities, from the post office, corner-shop, doctors, butchers, sandwich shop, 'chippie', and the popular Horse & Jockey public house. Whitley itself has a highly regarded primary school and the George & Dragon Pub.

Nature enthusiasts will appreciate the stunning countryside walks and picturesque canal paths that are just a stone's throw away. These scenic routes offer a wonderful opportunity to explore the beautiful landscapes and enjoy the tranquility of semi-rural life.

In summary, this property is not just a house, it is a home that offers a comfortable lifestyle in a friendly village setting. With its attractive features and convenient location, it is sure to attract interest from those looking to settle in this delightful part of Yorkshire.

- Detached Bungalow
- 3 DOUBLE Bedrooms - with attached ONE BEDROOM ANNEXE
- Modern Kitchen Living Area
- Lovely Front Garden and Driveway Parking
- Rear Workshop and Outbuildings - Perfect for a Home Business!
- Parking for Camper Van/Motorhome or Boat - or even all 3 if your parking's good!
- Splendid One Level Living
- Just off Junction 34 of the M62
- Close to Local Canal Moorings along the Aire and Calder Navigation with 48-hour visitor limits
- Some lovely dog walks close by



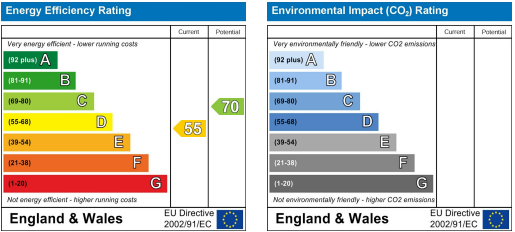
Floor Plan



Area Map



Energy Efficiency Graph



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