

Park Rôw



Whispering Meadows, Sykehouse, Doncaster, DN14 9FB

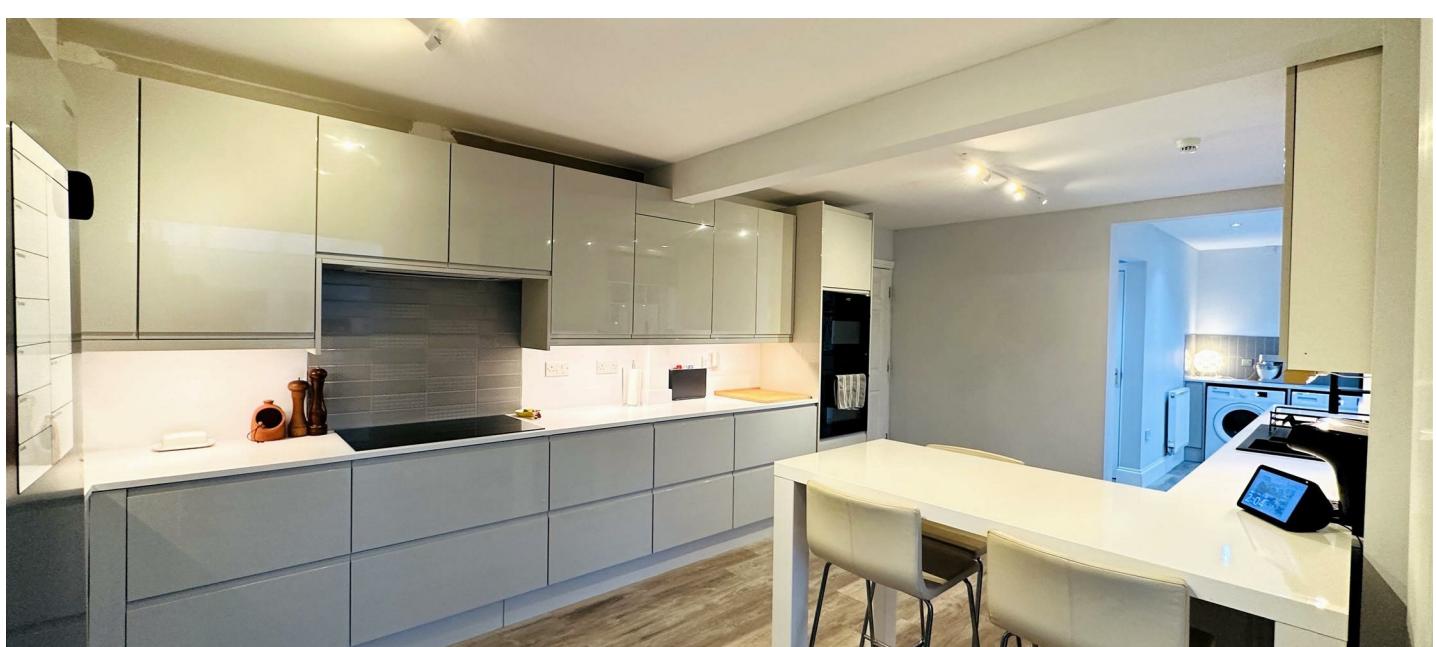
Offers Over £375,000

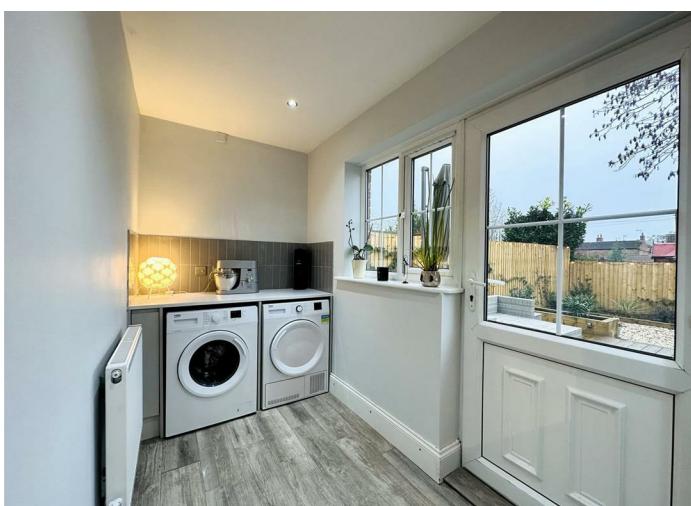


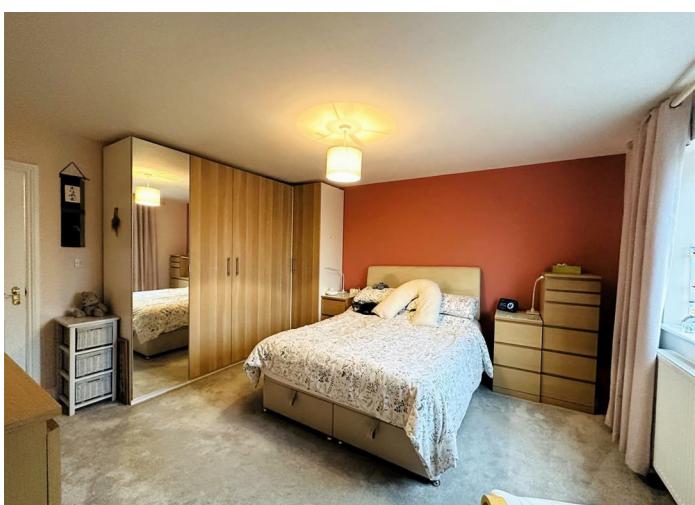
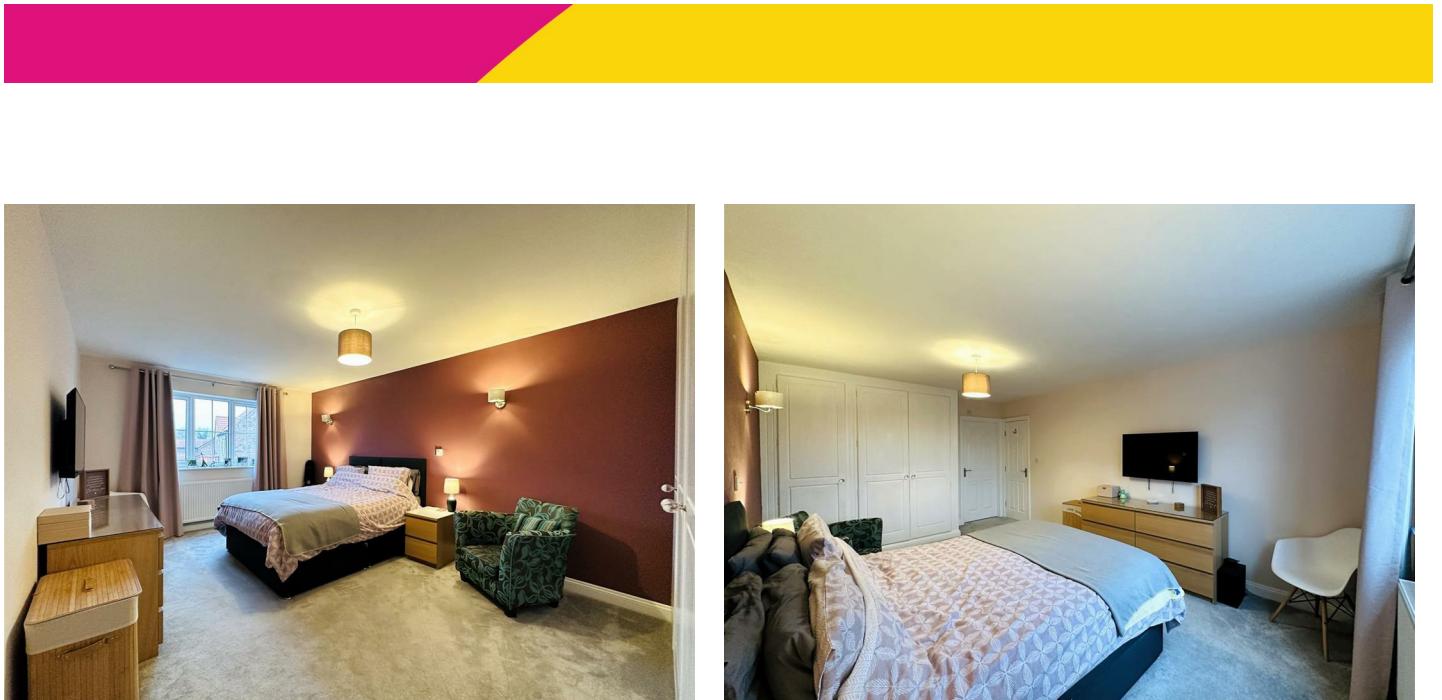
AIR SOURCE HEAT PUMP
CONSERVATORY
Situated in the village of Sykehouse, this detached house briefly comprises: Lounge, Kitchen Diner, Conservatory, Utility and w.c. The First Floor offers three bedrooms each with an en suite. On the Second Floor, a further two bedrooms, one with an en suite. Externally, the property benefits from a low maintenance south facing garden to the rear, and a driveway and integral garage to the front. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



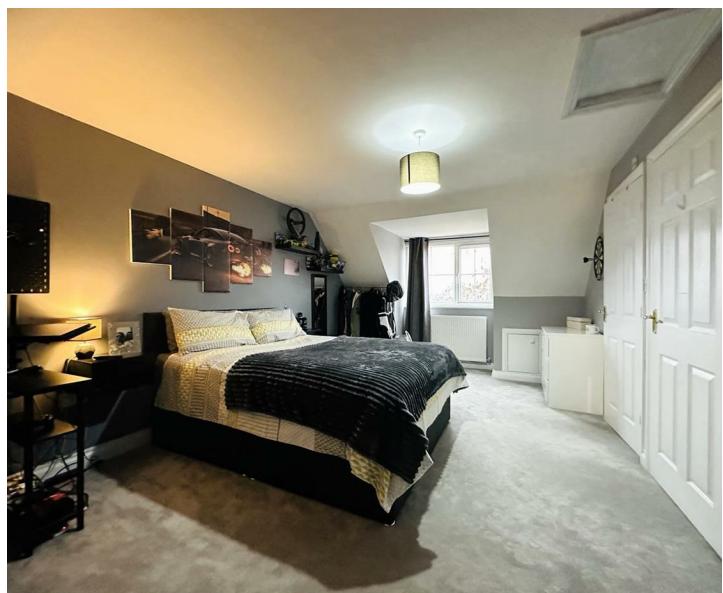














PROPERTY OVERVIEW

Occupying a pleasant position within the rural village of Sykehouse, this impressive and deceptively spacious family home offers well-planned accommodation arranged over three floors, providing flexibility and comfort suited to modern living.

The ground floor accommodation comprises a well-proportioned lounge, offering a comfortable and welcoming reception space. The kitchen diner forms the centrepiece of the home, designed to accommodate both family dining and entertaining, and benefits from direct access to a light-filled conservatory overlooking the rear garden.

The first floor hosts three generously sized bedrooms, each benefiting from its own en suite shower room, offering an excellent degree of privacy and convenience. The main bedroom has built in wardrobes. To the second floor are two further bedrooms, one of which is served by an en suite, providing versatile accommodation suitable for guest rooms, home working, or extended family use. The property has been thoughtfully designed with en suite facilities throughout.

Externally, the property features a driveway providing off-road parking and leading to an integral single garage, complemented by an attractive decorative pebbled stone frontage. To the rear is a fully enclosed, low-maintenance garden incorporating timber decking, decorative stone areas, and herbaceous planted borders, creating a pleasant and private outdoor space.

Set within the desirable village of Sykehouse, known for its rural charm and community atmosphere, this substantial home represents an excellent opportunity for purchasers seeking spacious accommodation in a countryside setting while remaining within convenient reach of surrounding amenities and transport links.

GROUND FLOOR ACCOMMODATION

Lounge

14'6" x 13'0" (4.42m x 3.98m)

Kitchen Diner

19'7" x 12'0" (5.97m x 3.66m)

Conservatory

15'2" x 12'4" (4.64m x 3.78m)

Utility Room

11'7" x 9'0" (3.55m x 2.76m)

Ground Floor w.c.

11'7" x 9'0" (3.55m x 2.76m)

FIRST FLOOR ACCOMMODATION

Bedroom One

17'11" x 11'2" (5.47m x 3.41m)

En Suite

11'2" x 7'8" (3.41m x 2.34m)

Bedroom Two

14'3" x 13'1" (4.35m x 3.99m)

En Suite

6'2" x 5'7" (1.88m x 1.72m)

Bedroom Three

14'3" x 13'1" (4.35m x 3.99m)

En Suite

6'2" x 5'7" (1.88m x 1.72m)

SECOND FLOOR ACCOMMODATION

Bedroom Four

18'11" x 11'3" (5.79m x 3.43m)

En Suite

8'3" x 6'6" (2.52m x 2.00m)

Bedroom Five

18'11" x 13'1" (5.79m x 4.00m)

EXTERNAL

Front

Driveway leading up to integral single garage. Decorative pebbled stoned area.

Garage

16'11" x 10'11" (5.18m x 3.34m)

Rear

Low maintenance fully enclosed rear garden. Timber decking, decorative stoned area and herbaceously planted borders.

DIRECTIONS

Take Junction 6 of M18 and continue onto Selby Road/A614. After approximately 4 miles turn left onto Between Rivers Lane. Continue onto Oak Lane, Pincheon Green Lane and onto Marsh Hill Lane. Continue onto Sykehouse Road and then onto Broad Lane. Finally, turn right onto Whispering Meadows where the property can be clearly identified by our Park Road Properties 'For Sale' board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: City of Doncaster Council

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Air Source Heat Pump

Sewerage: Mains / Cesspit

Water: Mains

Broadband: Superfast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

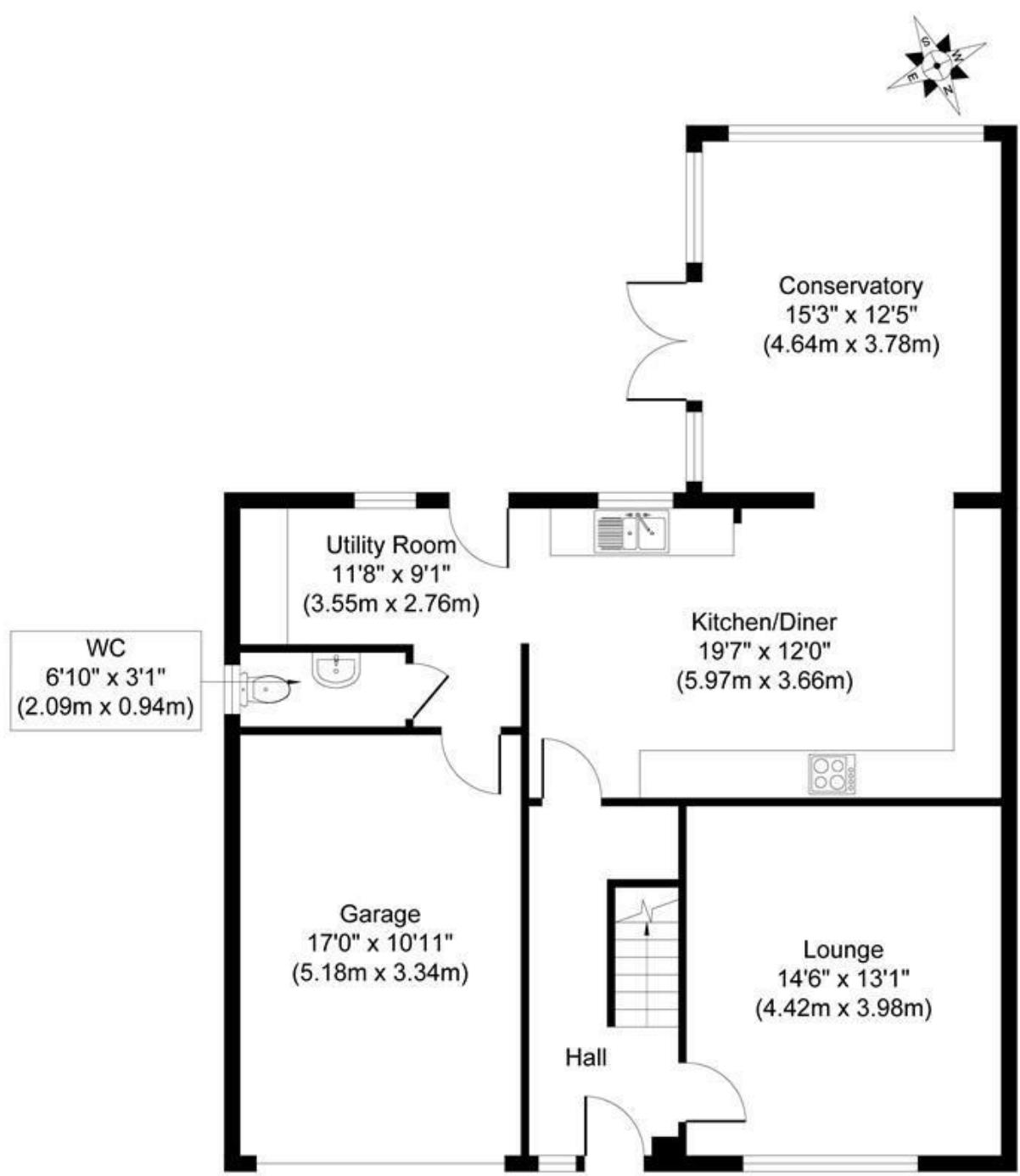
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

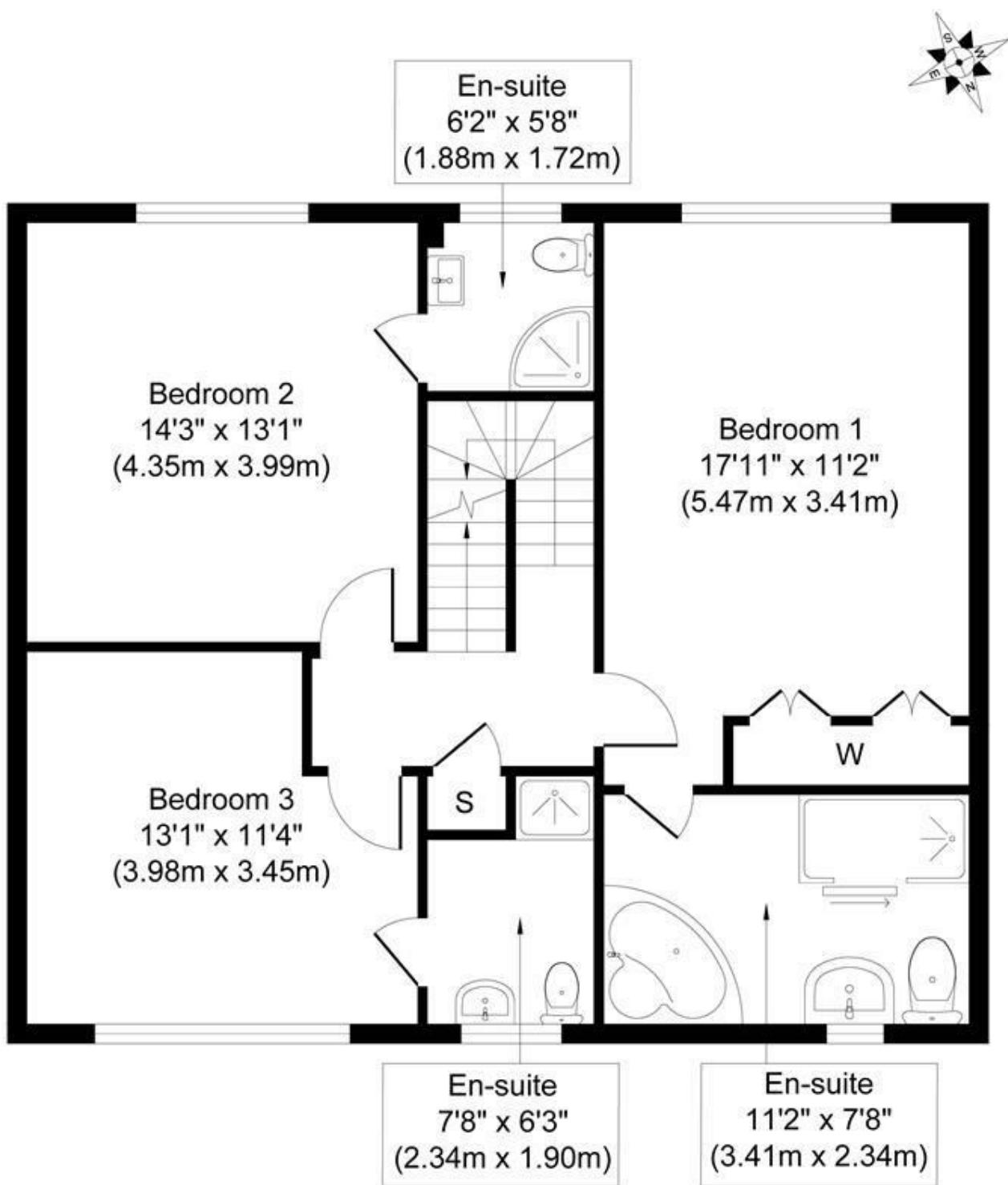


Ground Floor Approximate Floor Area

**1036 sq. ft
(96.23 sq. m)**

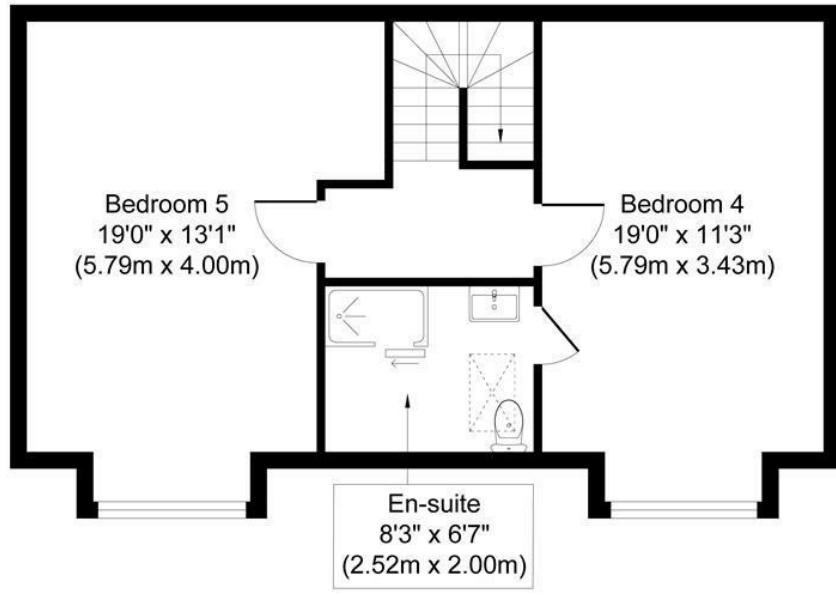
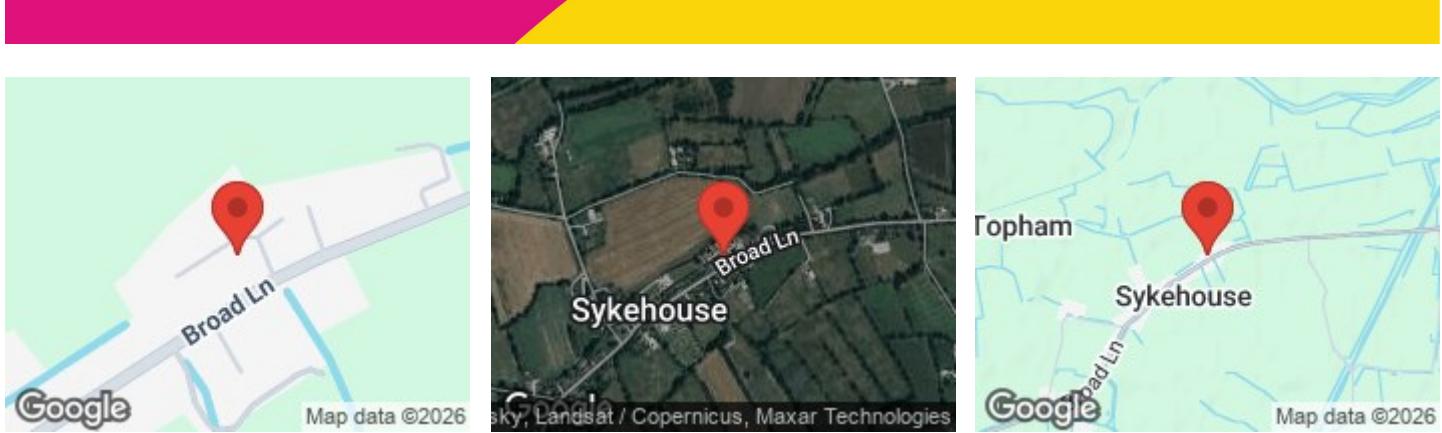
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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First Floor
Approximate Floor Area
847 sq. ft
(78.69 sq. m)

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**Second Floor
Approximate Floor Area
562 sq. ft
(52.20 sq. m)**

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goole@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-70)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-70)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			