

# Park Rôw



**Hazel Road, Duncroft, Doncaster, DN7 4EF**

**Offers Over £125,000**



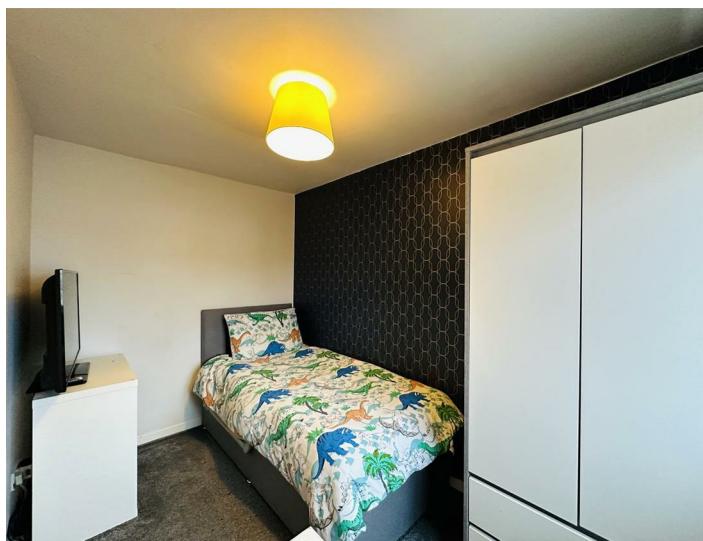
**\*\*OUTBUILDING WITH ELECTRICITY\*\*SOUTH WEST FACING GARDEN\*\*** Situated in Duncroft, this semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and rear Lobby. The first floor comprises: three Bedrooms and family Bathroom. Externally, the property benefits from a low maintenance area to the front, a hard standing area to the side and patio and lawn, outbuilding and shed. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













## PROPERTY OVERVIEW

Situated in the popular village of Duncroft, this family home offers spacious and practical accommodation arranged over two floors.

The ground floor comprises of an entrance hall leading through to a bright and comfortable lounge, featuring patio doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining. The property further benefits from a kitchen diner, complemented by a separate utility room and rear lobby providing additional storage and everyday convenience.

To the first floor are three well-sized bedrooms, all served by a modern family bathroom. Externally, the property has a hard standing area to the front. To the rear is a pleasant lawned garden with a patio area, ideal for outdoor dining, along with additional hard standing to the side. There is also the benefit of an outbuilding and separate shed, providing excellent storage or potential workshop space.

Duncroft is a well established and sought-after village offering a range of local amenities including shops, schools, and public transport links. The property is conveniently positioned for access to Doncaster town centre, with excellent road connections via the A18 and M18, making it ideal for commuters.

## GROUND FLOOR ACCOMMODATION

### Hall

7'7" x 2'11" (2.33m x 0.91m)

### Lounge

15'3" x 11'6" (4.65m x 3.52m)

### Kitchen Diner

16'9" x 7'11" (5.12m x 2.42m)

### Utility

10'11" x 4'5" (3.33m x 1.36m)

### Rear Lobby

7'2" x 5'0" (2.20m x 1.54m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'1" x 10'5" (3.40m x 3.19m)

### Bedroom Two

9'2" x 8'4" (2.80m x 2.56m)

### Bedroom Three

10'6" x 6'6" (3.22m x 1.99m)

### Bathroom

7'8" x 5'2" (2.35m x 1.58m)

## EXTERIOR

### Front

To the front is a hard standing area with a small lawn and hedge.

### Rear

To the rear is hard standing, outer building with electricity, a shed, lawn and patio area.

## DIRECTIONS

Leaving the M18, continue onto B1538 into Hatfield, turn left onto Bootham Lane, then turn right onto Station Road, eventually turning left into The Oval, and then right onto Hazel Road where the property can be clearly identified by our Park Row Properties 'For Sale' board.

## HEATING AND 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: South Yorkshire County Council

Tax Banding: A

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: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

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.

## 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.

## **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.

## **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:

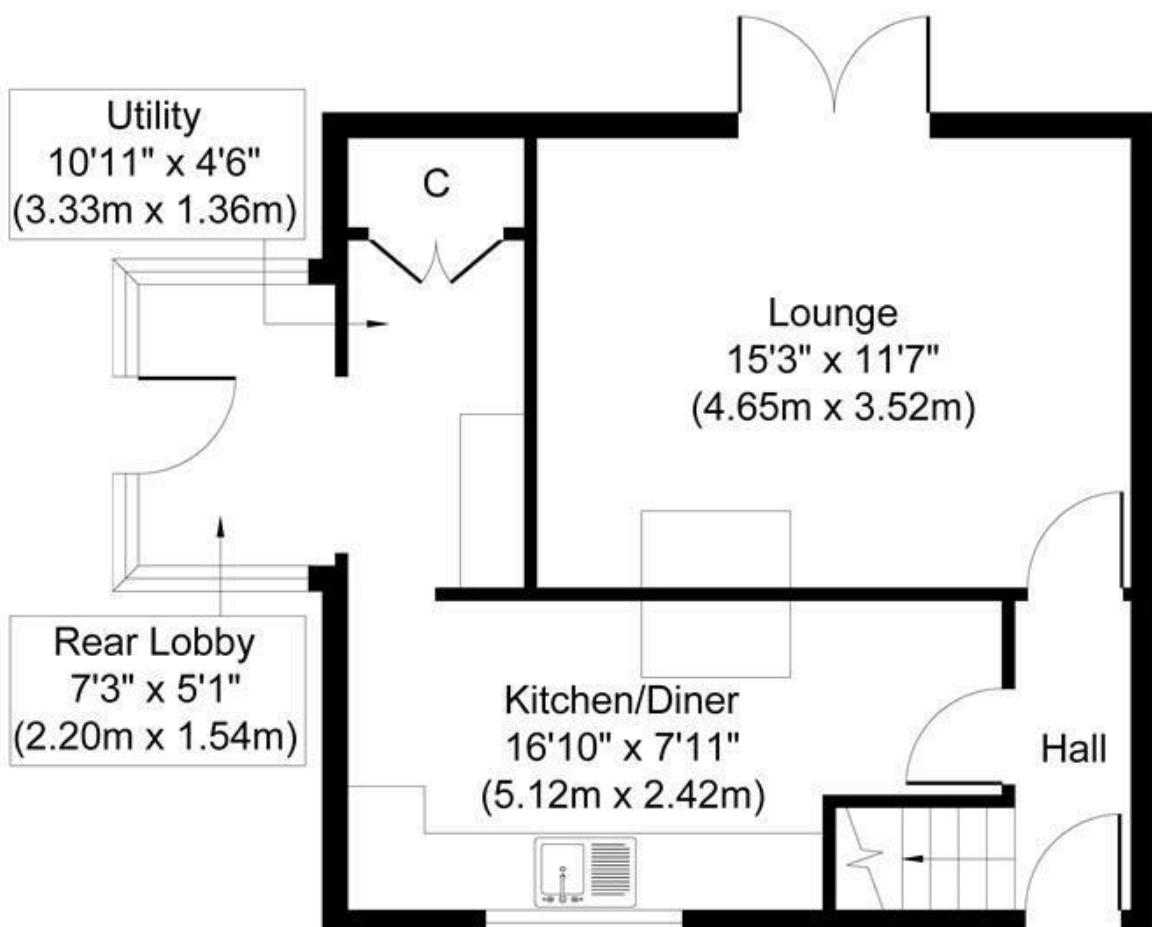
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

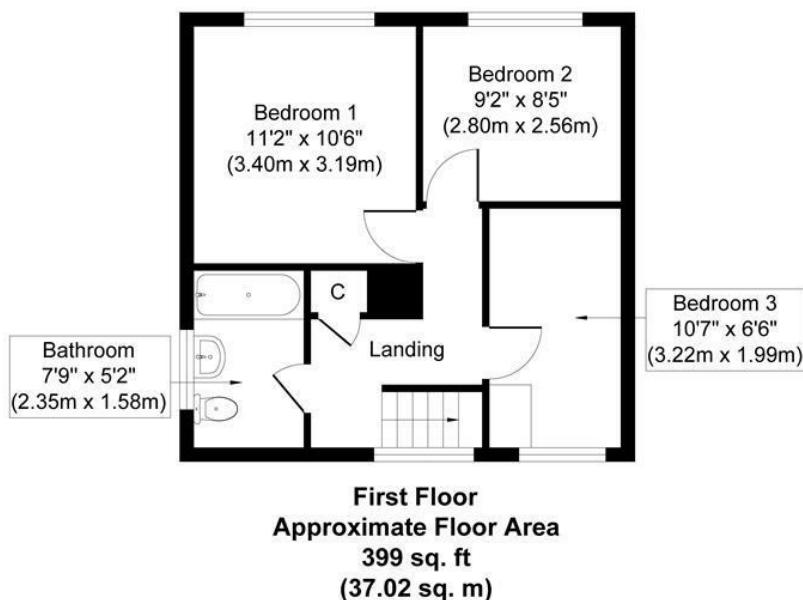
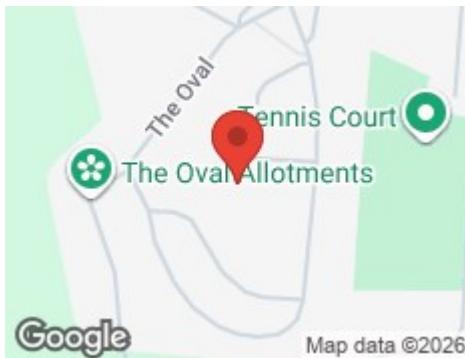
CASTLEFORD - 01977 558480



**Ground Floor  
Approximate Floor Area  
437 sq. ft  
(40.63 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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40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ  
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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (A) 92.01                                   | A |         |           |
| (B) 81.91                                   | B |         |           |
| (C) 70.81                                   | C |         |           |
| (D) 59.81                                   | D |         |           |
| (E) 48.81                                   | E |         |           |
| (F) 37.81                                   | F |         |           |
| (G) 26.81                                   | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (A) 92.01   | A |         |           |
| (B) 81.91   | B |         |           |
| (C) 70.81   | C |         |           |
| (D) 59.81   | D |         |           |
| (E) 48.81   | E |         |           |
| (F) 37.81   | F |         |           |
| (G) 26.81   | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |

