

# Park Row



**Foxhill Road, Thorne, Doncaster, DN8 5QA**

**Offers Over £110,000**

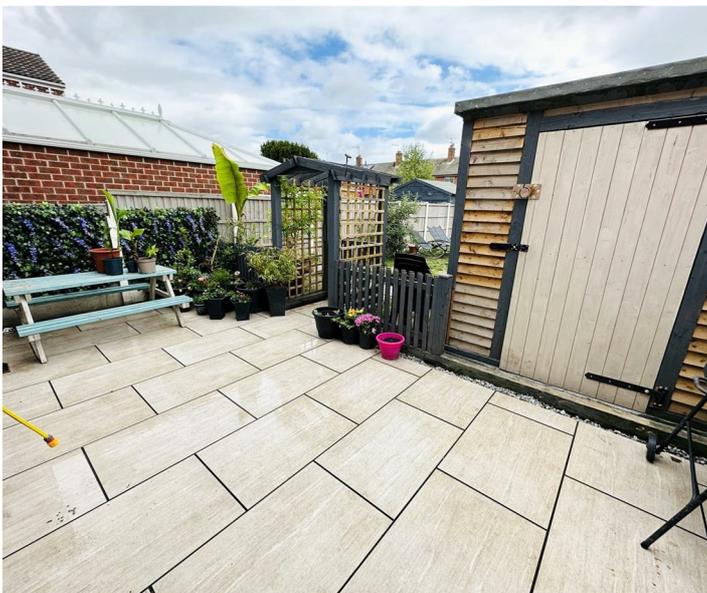


**\*\* CLOSE TO COMMUTER LINKS \*\* POPULAR LOCATION \*\*** Situated in the market town of Thorne, this three bedroom mid-terrace property briefly comprises: Hall, Lounge and Kitchen Diner, whilst the First Floor offers three bedrooms and Family Bathroom. Externally, the property benefits from a hardstanding to the front and enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









## PROPERTY SUMMARY

Situated in the popular market town of Thorne, this well-presented three-bedroom mid-terrace home offers spacious and versatile living accommodation ideal for families or first-time buyers alike. The ground floor features a generously sized lounge, perfect for relaxing and entertaining, along with a separate kitchen/diner that provides direct access to the rear garden. To the first floor, the property benefits from three well-proportioned bedrooms and a modern family bathroom. Externally, the property offers a hardstanding area to the front, providing off-road parking, while the rear garden is fully enclosed for added privacy and security. The garden boasts a flagged patio area ideal for outdoor seating, as well as a separate lawned section – perfect for families or those who enjoy outdoor space. Located close to local amenities, schools, and excellent transport links, this property represents a fantastic opportunity and must be viewed to be fully appreciated.

## GROUND FLOOR ACCOMMODATION

### Hall

4'8" x 3'11" (1.44m x 1.21m)

### Lounge

14'11" x 11'10" (4.57m x 3.62m)

### Kitchen Diner

18'2" x 10'7" (5.56m x 3.24m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

13'7" x 11'6" (4.16m x 3.51m)

### Bedroom Two

13'7" x 8'10" (4.16m x 2.71m)

### Bedroom Three

9'0" x 8'5" (2.75m x 2.58m)

### Bathroom

7'4" x 5'4" (2.25m x 1.64m)

## EXTERIOR

### Front

Walkway to front entrance door with hardstanding.

### Rear

Enclosed rear garden with flagged patio and separate laid-to-lawn area.

## DIRECTIONS

Head north on Pasture Road towards Third Avenue, at the roundabout, take the first exit onto Centenary Road then turn

left onto Airmyn Road. At the roundabout, take the 2nd exit onto the M62. At junction 35, exit the M62 onto the M18. At junction 6, take the A614 exit to Thorne. At the roundabout, take the second exit onto Selby Road. Continue straight onto Ellison Street then turn left onto Miller Lane then a further right onto Foxhill Road. The property can be clearly identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: City of Doncaster 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: 4G

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.

## 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.

## 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 Practises) 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:

GOOLE - 01405 761199

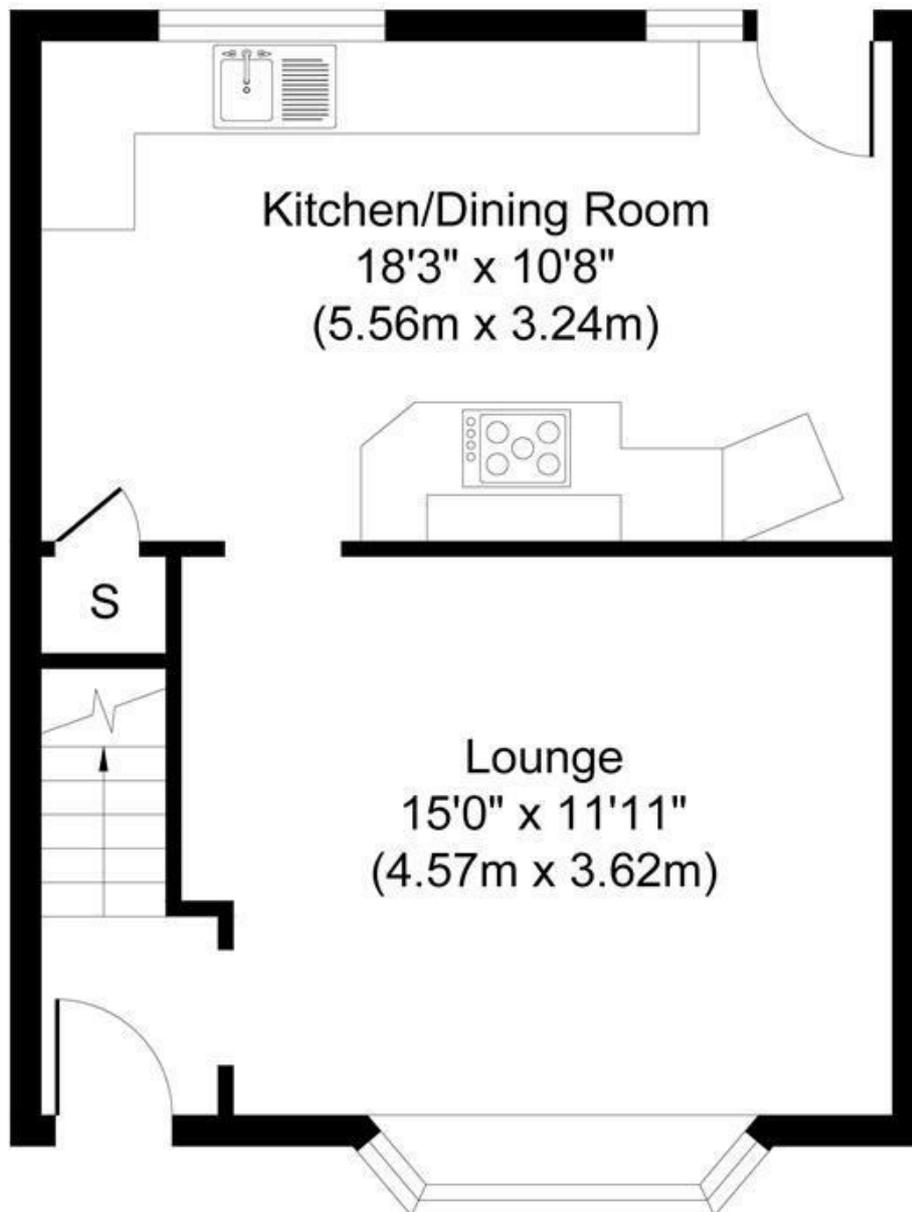
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

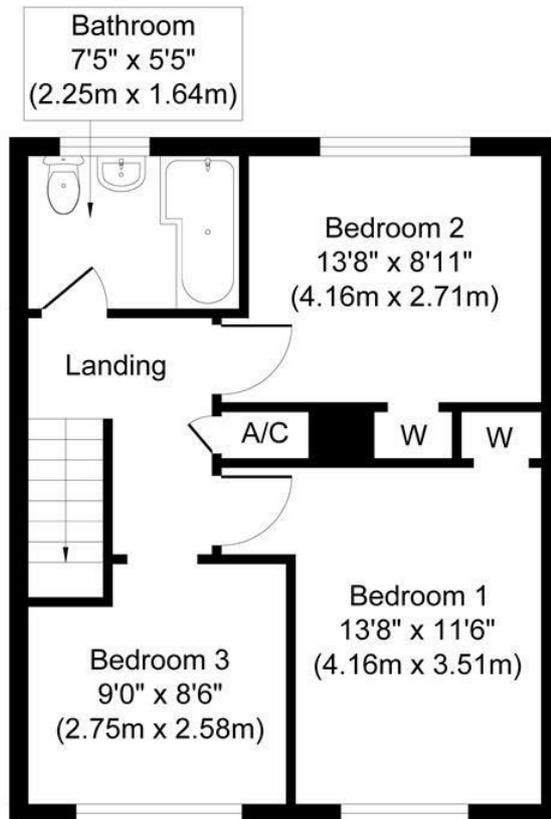
CASTLEFORD - 01977 558480





**Ground Floor**  
**Approximate Floor Area**  
**420 sq. ft**  
**(39.03 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**  
**410 sq. ft**  
**(38.07 sq. m)**

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