

# Park Rôw



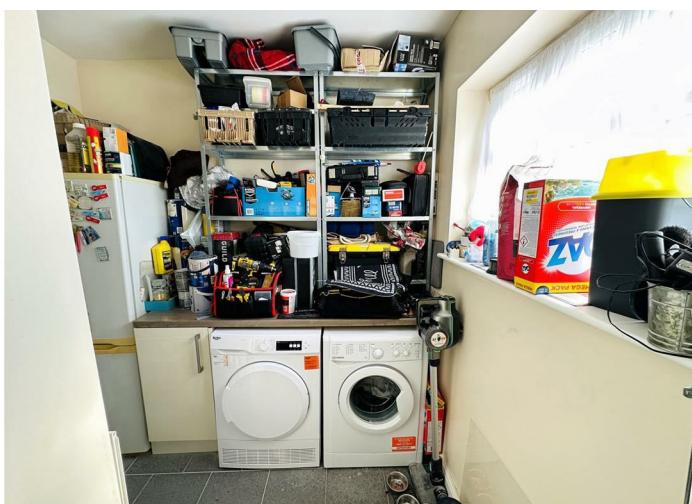
**Thomas Road, Stainforth, Doncaster, DN7 5QH**

**Offers Over £120,000**



**\*\*DOUBLE FRONDED PROPERTY\*\* GROUND FLOOR W.C\*\*** Situated in Stainforth, this three bedroom semi-detached property briefly comprises: Hall, Lounge, Dining Room, Kitchen, Utility Room and w.c. The First Floor offers three bedrooms, a study and a bathroom. Externally, the property benefits from off-street parking, front and rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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 SUMMARY

This spacious semi-detached property, located in the area of Stainforth, offers a comfortable living environment. Upon entering, you are greeted by a welcoming porch leading into the hallway. The ground floor features a cosy lounge, an ideal space for relaxation, and a separate dining room perfect for family meals and entertaining. The modern kitchen provides ample storage and work surfaces, with integrated dishwasher, hob, oven and fridge. The rear hall offers access to the utility area and convenient ground-floor WC. Upstairs, the property offers three well-proportioned bedrooms, providing plenty of space for family or guests. Additionally, a study room offers a versatile space for a home office or additional storage. The family bathroom completes the floor, offering a practical and comfortable setup. Externally, the property boasts a lovely garden to the front, adding curb appeal. Parking is available to the side of the property, offering convenience for multiple vehicles. The low-maintenance rear garden provides a great space for outdoor enjoyment with minimal upkeep.

## GROUND FLOOR ACCOMODATION

### Porch

6'1" x 4'7" (1.87m x 1.40m)

### Hall

3'8" x 3'4" (1.12m x 1.04m)

### Lounge

16'6" x 11'11" (5.04m x 3.65m)

### Dining Room

12'0" x 10'0" (3.67m x 3.06m)

### Kitchen

11'10" x 10'0" (3.62m x 3.05m)

### Rear Hall

7'1" x 2'11" (2.18m x 0.90m)

### Utility

8'3" x 7'10" (2.53m x 2.39m)

### W.C

4'4" x 2'8" (1.34m x 0.82m)

## FIRST FLOOR ACCOMODATION

### Bedroom One

12'1" x 10'0" (3.69m x 3.07m)

### Bedroom Two

12'0" x 9'4" (3.66m x 2.87m)

### Bedroom Three

11'3" x 9'2" (3.44m x 2.80m)

### Study

9'0" x 3'10" (2.76m x 1.17m)

### Bathroom

8'7" x 6'5" (2.62m x 1.98m)

## DIRECTIONS

From Selby, take the A19 south to the M62 and head east. Then take the M18 south and exit at junction 5 where you will take the third exit on the roundabout onto the B1538. Next, take the first exit on the roundabout onto Waggon's Way and then right onto East Lane. Finally, turn left onto Thomas Road where the property can be clearly identified by a Park Row '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: 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: 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.

## 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.

## **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:

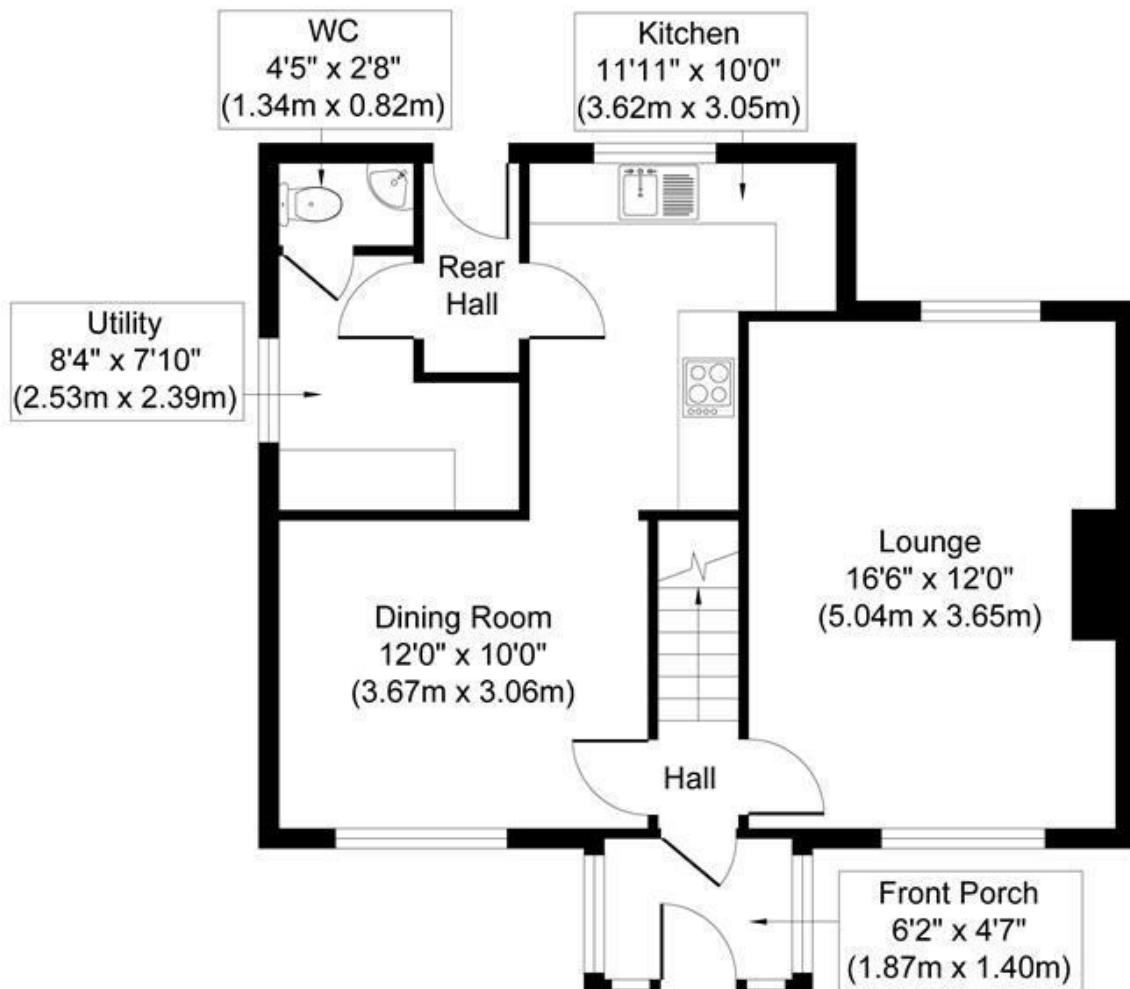
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

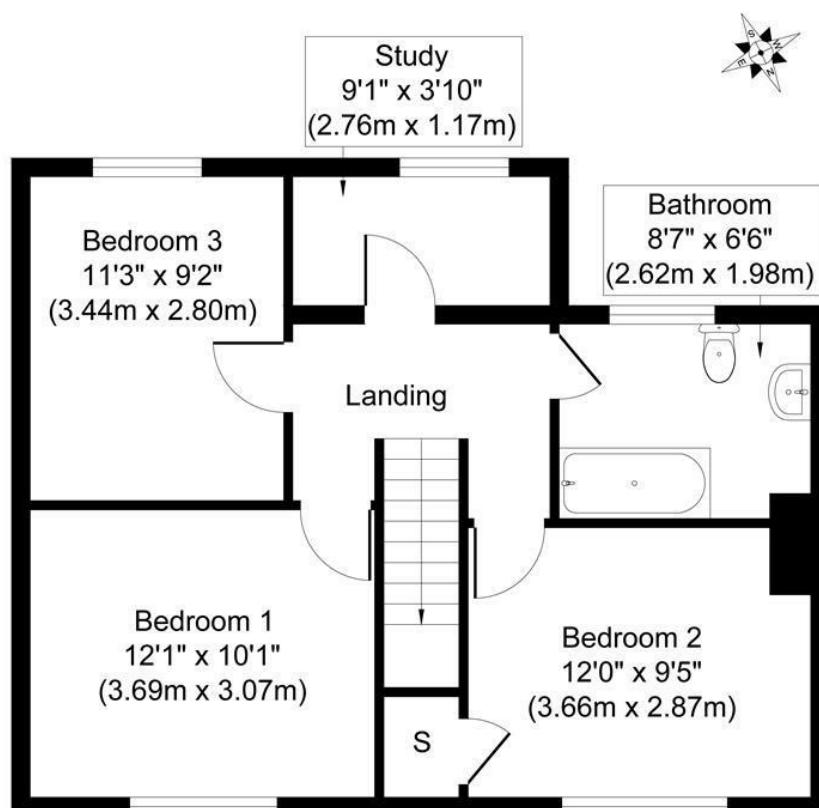
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**575 sq. ft**  
**(53.43 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**  
**545 sq. ft**  
**(50.63 sq. m)**

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**T** 01405 761199

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ  
[goole@parkrow.co.uk](mailto:goole@parkrow.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	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			
(92 plus)	A		
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			