



CROWN

ESTATE AGENTS

Wakelam Drive, Doncaster



£800 PCM



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****AVAILABLE NOW**** A modern mid terrace house with two bedrooms, kitchen, cloakroom, first floor bathroom, enclosed rear garden, off road parking to front.

The property is well-positioned close to local shops, schools, and everyday amenities, with excellent transport links providing easy access into Doncaster town centre and the wider region.



- Modern Mid Terrace House
- Two Bedrooms
- Ground Floor Cloakroom
- Gas Heating
- Double Glazing
- Off Road Parking To Front
- EPC Grade B
- Council Tax band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

Staircase to first floor, understairs cupboard, radiator.

Cloakroom

White suite with low level WC and pedestal wash hand basin, extractor fan, radiator.

Lounge

11'5" x 12'7" (3.48 x 3.84)

Television point, 2 radiators, French doors to garden.

Kitchen

8'11" x 6'1" (2.72 x 1.85)

Fitted with base and wall units with work surfaces over with stainless steel single drainer sink unit with mixer tap over and part tiled walls to compliment. Space for washing machine and dishwasher. Built in electric oven, gas hob and extractor hood, space for fridge/freezer. Radiator, window.

First Floor Landing

Access to loft space.

Bedroom 1

12'2" x 9'1" (3.71 x 2.77)

Two windows, radiator, cupboard housing boiler.

Bedroom 2

11'9" x 6'9" (3.58 x 2.06)

Window and radiator.

Bathroom

8'1" x 5'5" (2.46 x 1.65)

White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, radiator, double glazed frosted window.

Front garden

Driveway providing off road parking.

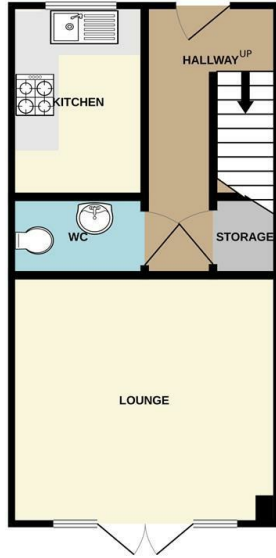
Rear Garden

Fenced boundaries, lawned area.



Floor Plan

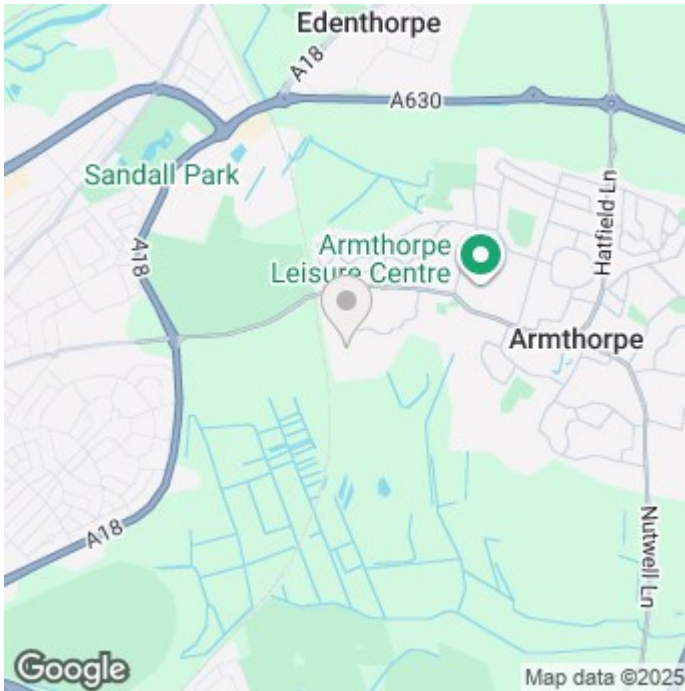
GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	91
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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