

## 33 Hampole Balk Lane, Skellow , Doncaster, DN6 8LQ

Welcome to this spacious and beautifully maintained three-bedroom semi-detached property, ideally situated in a sought-after residential area. Boasting open field views to the front and excellent motorway connectivity, this freehold home offers both comfort and convenience for families or first-time buyers.

As you approach the property, you're welcomed by a resin driveway providing off-road parking for multiple vehicles, leading to a detached garage—perfect for additional storage or a potential workshop.

Stepping inside, the ground floor offers a practical layout with two well-sized reception rooms. A spacious lounge to the front of the property captures open views, while the separate dining room to the rear provides direct access to the garden—ideal for entertaining or family meals. The addition of a downstairs W/C adds modern-day convenience for guests and busy households.

Upstairs, you'll find three generously sized bedrooms, all offering plenty of natural light and versatile space for family living, home working, or guest accommodation. The main family bathroom serves all bedrooms.

The property benefits from a fully enclosed rear garden, providing a secure and private outdoor space. The detached garage at the end of the driveway offers flexibility for storage.

**Offers in the region of £230,000**

# 33 Hampole Balk Lane, Skellow , Doncaster, DN6 8LQ



- Three well-proportioned bedrooms
- Resin driveway with off road parking for multiple cars
- Beautiful open field views to the front
- Council tax band B & Epc rating D
- Two reception rooms: Lounge & separate dining room
- Detached garage for extra storage or workshop use
- No onward chain
- Downstairs W/C
- Enclosed rear garden
- Excellent motorway access (A1/M18)

## Hallway

## Lounge

11'5" x 12'4" (3.50 x 3.76)

## Dining room

9'5" x 10'11" (2.88 x 3.34 )

## Kitchen

7'3" x 11'6" (2.21 x 3.53)

## Downstairs W/C

## Master bedroom

9'6" x 11'1" (2.92 x 3.39 )

## Bedroom 2

7'8" x 12'8" (2.35 x 3.88 )

## Bedroom 3

7'8" x 6'9" (2.35 x 2.08 )

## Bathroom

6'5" x 4'10" (1.98 x 1.48)

## Garage

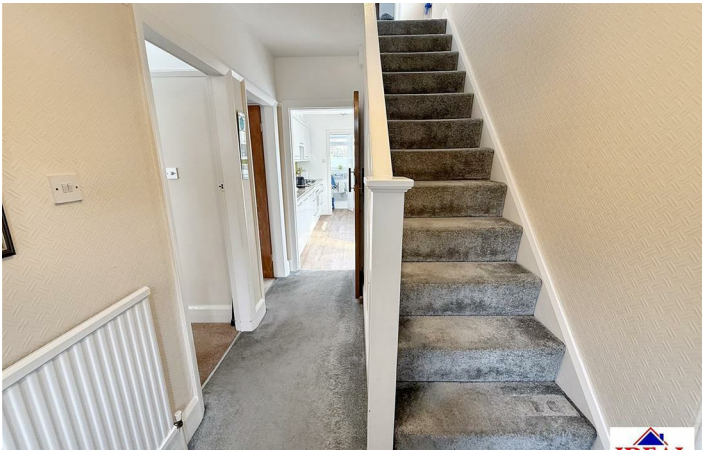
8'3" x 14'6" (2.53 x 4.43)



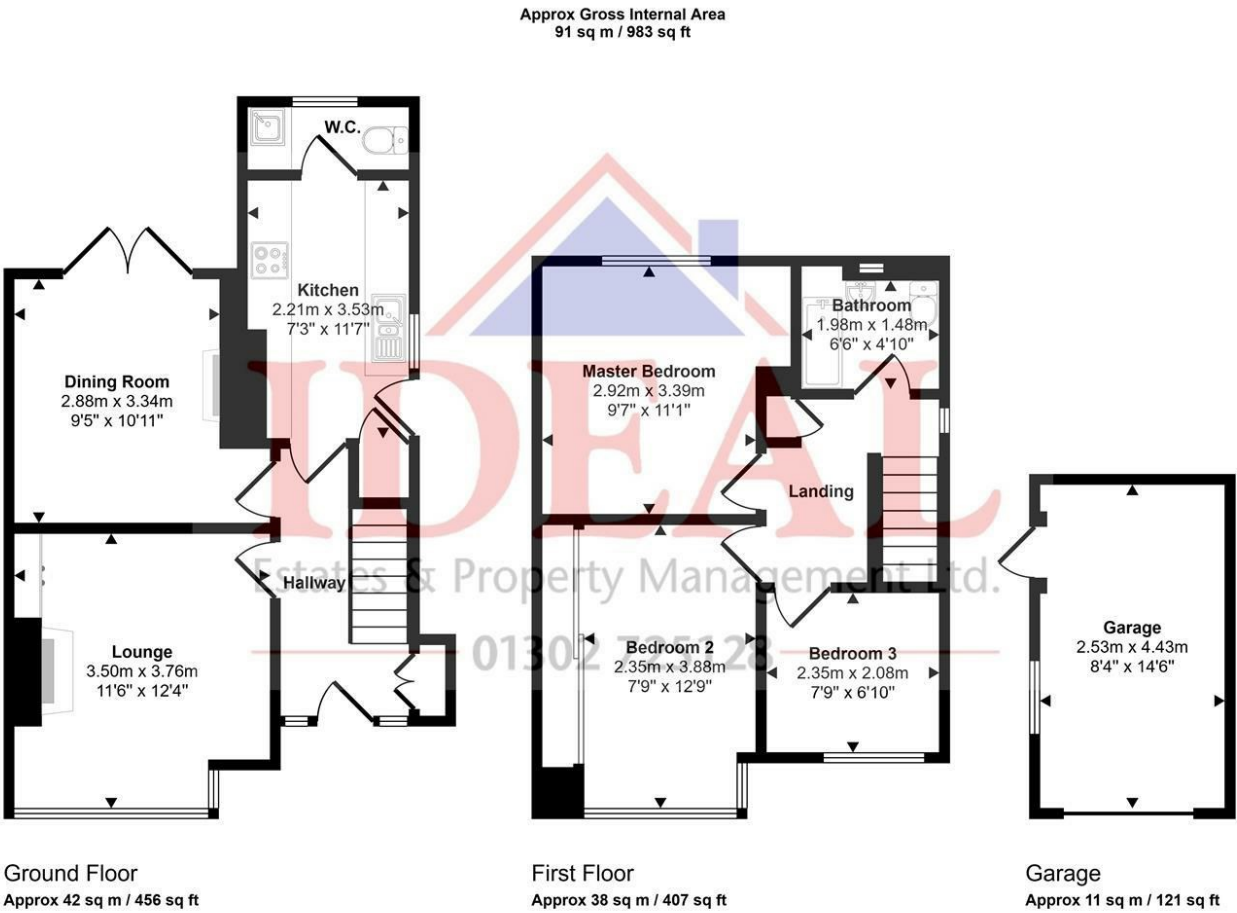
## Directions

Skellow is a village in the Doncaster district, in the county of South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 5 miles north-west of Doncaster. The village falls in the Askern Spa Ward of Doncaster MBC. To the north and south is mixed farmland, the A1 runs immediately along the western edge of the village, and to the east Skellow merges with the adjacent village of Carcroft along the B1220 road.





Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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