



## 1 Worsley Place

Skellow, Doncaster, DN6 8NW

Nestled in the desirable area of Worsley Place, Skellow, Doncaster, this charming semi-detached house offers a perfect blend of comfort and convenience. Built in 1965, this well-appointed home spans an impressive 926 square feet and is situated on a generous corner plot, providing ample outdoor space and off-road parking for up to four vehicles, along with a detached garage. Upon entering, you are greeted by a welcoming front hall adorned with elegant parquet flooring, leading you into the modern open-plan lounge and dining area, ideal for both relaxation and entertaining. The fitted kitchen seamlessly connects to a bright conservatory, creating a delightful space for family gatherings or quiet mornings with a cup of tea.

The property boasts three bedrooms, ensuring comfort for all family members or guests. The complete bathroom suite is well-appointed, catering to all your daily needs. With double glazing throughout and a reliable gas central heating system, this home promises warmth and energy efficiency.

This property is particularly appealing to first-time buyers, offering a wonderful opportunity to establish roots in a sought-after location. Its proximity to the A1 motorway network ensures easy access to surrounding areas, making commuting a breeze. We highly recommend viewing this delightful home to fully appreciate its charm and potential. Don't miss the chance to make this lovely property your own.

**Offers in the region of £225,000**

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- Viewing is recommended on this well appointed family sized home
- Ideal for first time buyers / families
- Easy motorway access
- Council tax band B & EPC to follow
- Located in a highly desirable location, on a spacious corner plot
- Open plan living / dining room,
- Close to all local amenities, schools, cafes and public houses.
- Parking for several cars / caravan & a detached garage
- 3 Bedrooms & family bathroom
- No forward chain

## Lounge

10'9" x 11'11" (3.29 x 3.65)

## Bathroom

7'6" x 5'8" (2.30 x 1.73)

## Dining room

8'9" x 9'7" (2.67 x 2.93 )

## Garage

9'1" x 18'4" (2.78 x 5.61)

## Kitchen

8'4" x 9'10" (2.56 x 3.01 )

## Conservatory

14'11" x 7'1" (4.56 x 2.17)

## Master bedroom

10'2" x 10'5" (3.11 x 3.20)

## Bedroom 2

8'3" x 12'7" (2.53 x 3.86 )

## Bedroom 3

7'4" x 8'5" (2.26 x 2.58 )



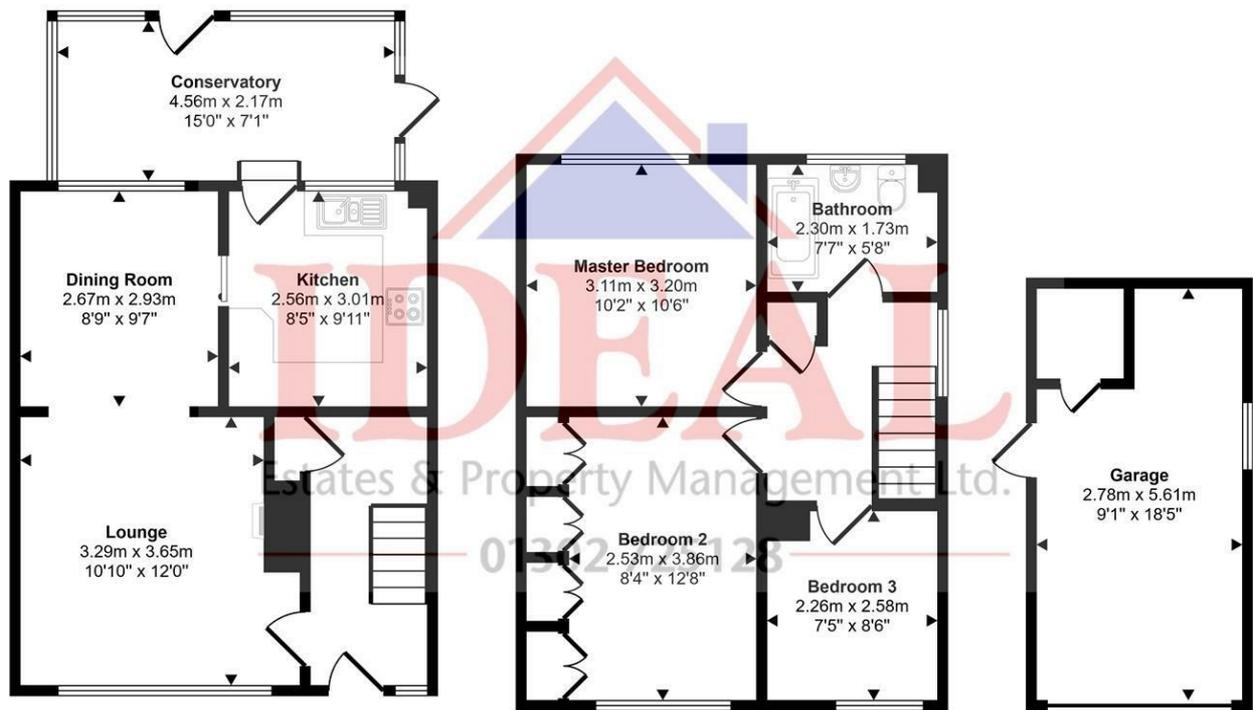
## Directions

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

Approx Gross Internal Area  
104 sq m / 1117 sq ft



Ground Floor  
Approx 48 sq m / 517 sq ft

First Floor  
Approx 40 sq m / 433 sq ft

Garage  
Approx 16 sq m / 168 sq ft

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.

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	