



## 15 Askern Road, Carcroft , Doncaster, DN6 8DF

This homely and well-presented two double bedroom mid-terraced property offers charm, space and fantastic potential, making it an ideal opportunity for first-time buyers looking to step onto the property ladder or investors seeking to expand their portfolio.

The ground floor boasts two generous reception rooms, providing flexible living and dining space. The dining room features a charming fireplace, creating a cosy focal point and the perfect setting for family meals or relaxing evenings. The property flows effortlessly into a well-appointed kitchen area, offering practicality for everyday living.

Upstairs, you'll find two spacious double bedrooms along with a family bathroom complete with an overhead shower.

Externally, the property benefits from a good-sized rear garden – ideal for entertaining, gardening or simply unwinding outdoors. On-road parking is available to the front of the property.

Conveniently located close to a range of local amenities, shops, schools and transport links, this property combines comfort with convenience.

Council Tax Band: A  
EPC Rating: D

Early viewing is highly recommended to fully appreciate this beautiful, cosy home and the lifestyle opportunity it presents.

**Offers in the region of £120,000**

# 15 Askern Road, Carcroft , Doncaster, DN6 8DF



- Homely two bedroom mid-terraced property
- Feature fireplace in the dining room
- On-road parking to the front
- Close to local amenities
- Two spacious double bedrooms
- Well presented throughout
- Council Tax Band A | EPC Rating D
- Two versatile reception rooms
- Good size rear garden
- Ideal for first-time buyers or investors

## Lounge

13'11" x 11'8" (4.25 x 3.56)

## Dining Room

14'4" x 10'2" (4.37 x 3.10 )

## Kitchen

6'7" x 10'6" (2.01 x 3.21)

## Master Bedroom

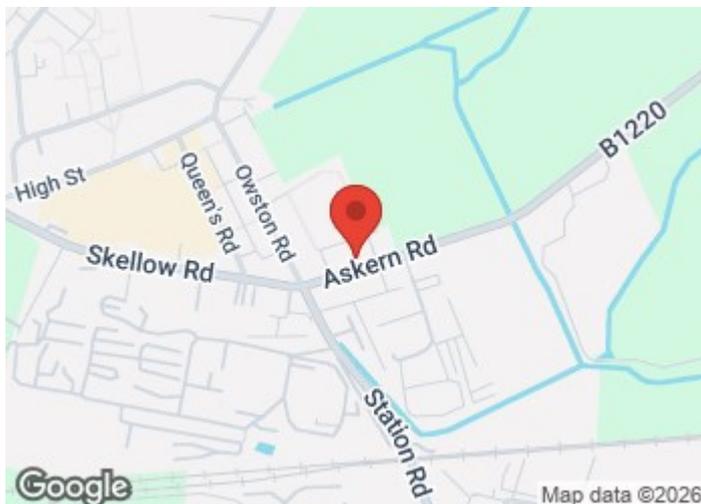
14'0" x 10'0" (4.29 x 3.07 )

## Bedroom 2

7'1" x 10'5" (2.16 x 3.18)

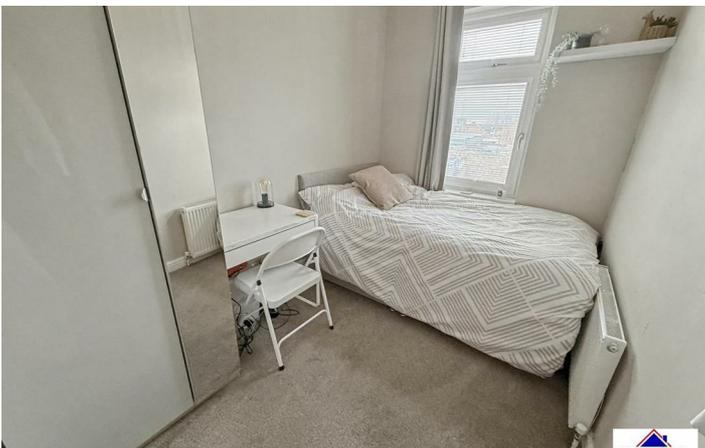
## Bathroom

6'7" x 7'9" (2.01 x 2.37)



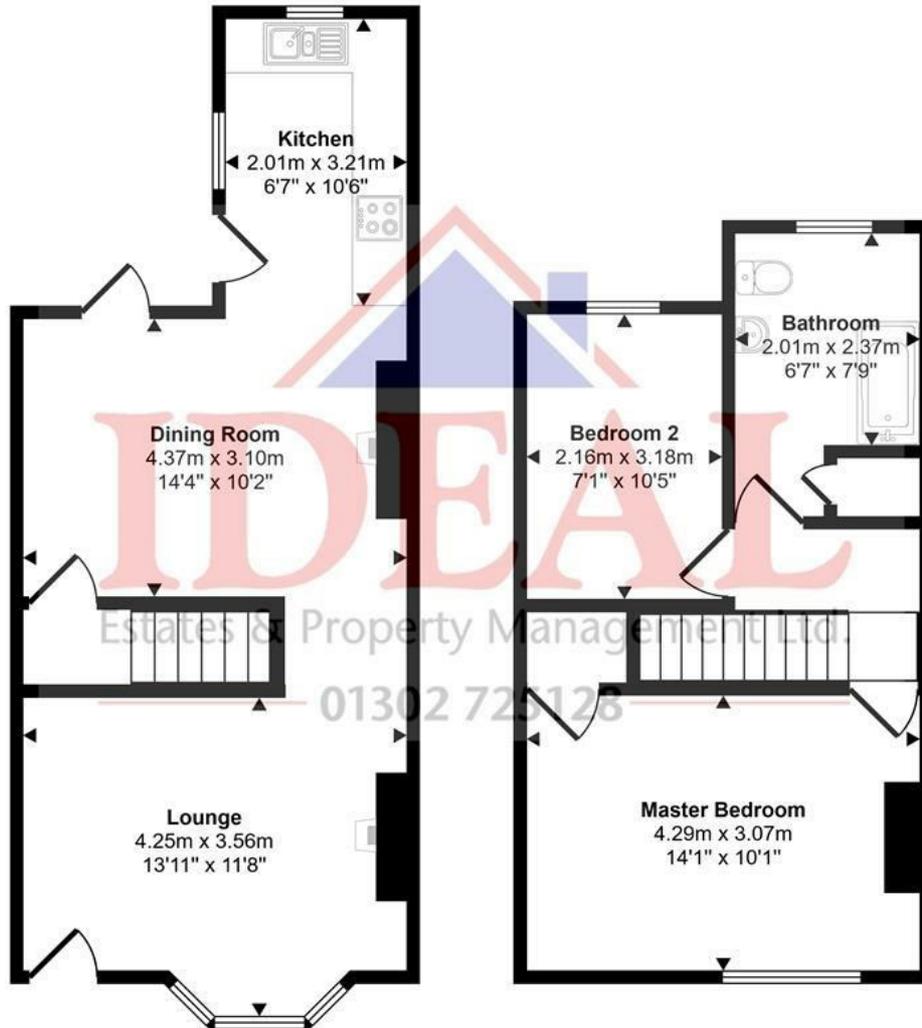
## Directions

Carcroft is a rural village in the City of Doncaster, South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 6 miles (10 km) north-north west of Doncaster.



# Floor Plan

Approx Gross Internal Area  
72 sq m / 772 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft

First Floor  
Approx 33 sq m / 359 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.

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