



## 30 Park Road, Askern , Doncaster, DN6 0BA

Offered to the market with no onward chain, this well-presented three-bedroom mid-terrace home is ideal for first-time buyers or investors alike.

The property features a spacious lounge leading through to a well-appointed kitchen and a family bathroom conveniently located on the ground floor. Upstairs, there are three comfortable bedrooms.

To the rear, the property boasts a generous garden, providing plenty of outdoor space for family activities or entertaining.

Additional benefits include modern décor throughout, Council Tax Band A, and an EPC rating of C. This property is ideal for a first starter home investment.

**Offers over £95,000**

# 30 Park Road, Askern , Doncaster, DN6 0BA



- Three-bedroom mid-terraced house
- Family bathroom located on the ground floor
- No onward chain
- Gas central heating
- Spacious lounge
- Three well-proportioned bedrooms
- Ideal starter home or investment
- Modern kitchen with ample storage and workspace
- Spacious rear garden
- Council Tax Band A | EPC Rating: C

## Lounge

13'1" x 13'11" (3.99 x 4.26 )

## Kitchen

9'9" x 9'1" (2.99 x 2.79 )

## Bathroom

5'11" x 8'11" (1.82 x 2.74)

## Master bedroom

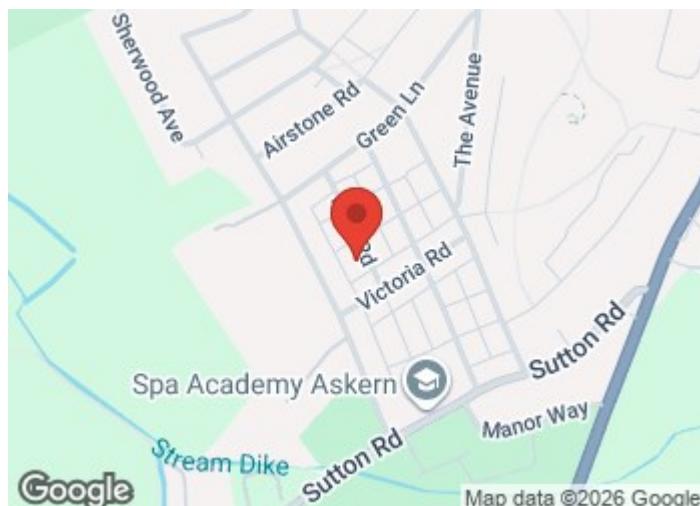
16'2" x 11'6" (4.95 x 3.53)

## Bedroom 2

7'10" x 11'5" (2.41 x 3.49 )

## Bedroom 3

7'9" x 8'6" (2.37 x 2.60)

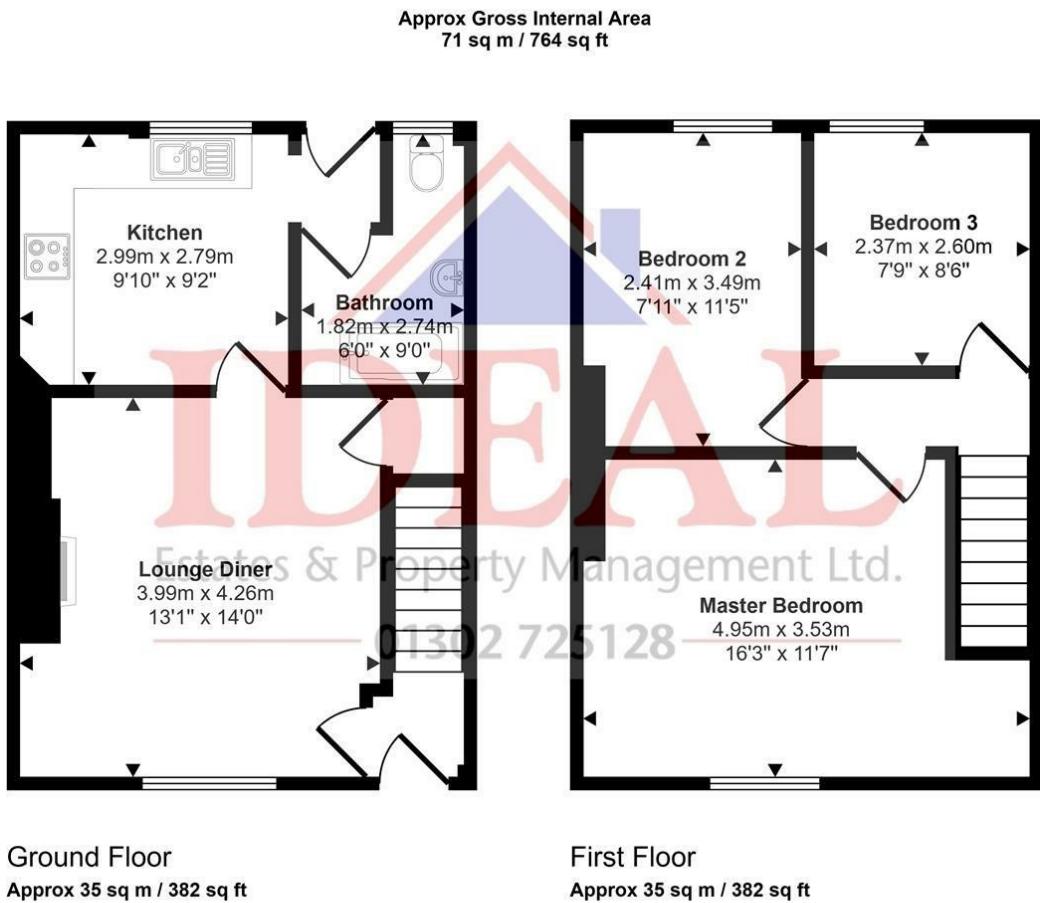


## Directions

The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.



## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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