



16 Selby Road, Askern Askern, Doncaster, DN6 0ES

Ideal Estates & Property Management LTD are now in receipt of an offer for the sum of £85,000 for 16 Selby Road, Askern, Doncaster, DN6 0ES.

Anyone wishing to place an offer on the property should contact (Ideal Estates, 288 Great North Road, Woodlands, DN6 7HN ON 01302 725128 before exchange of contracts.

This end-terrace house presents a wonderful opportunity for those seeking a spacious home with potential. Built in 1910, this property boasts a generous 1,270 square feet of living space, making it an ideal choice for families or individuals looking for room to grow. Upon entering, you will find three reception rooms that offer versatility for various living arrangements, whether it be a cosy lounge, a dining area, or a study. The property features two well-proportioned bedrooms, providing comfortable sleeping quarters. Additionally, there is an occasional room in the loft, which can serve as a guest room, playroom, or home office, catering to your specific needs. The house is in need of some modernisation, allowing you to put your personal touch on the space and create your dream home. The lean-to extension adds further potential for expansion or additional storage. Outside, the large rear garden is a delightful feature, perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. A detached garage is positioned at the rear of the property ensure convenience for you. Offered with no chain, this property is ready for you to make it your own. With its blend of space, potential, and a lovely location, this end-terrace house on Selby Road is not to be missed. Come and explore the possibilities that await you in this charming home.

£85,000

16 Selby Road, Askern

Askern, Doncaster, DN6 0ES



- Large rear garden
- No chain
- All appliances / services are not tested and will not be tested
- easy access to the A19 York and Leeds,
- Great for first time buyers or investors
- Council tax A & EPC E
- Garage and off road parking at the rear
- Sought after location
- 2 good size reception rooms
- Loft has been converted into a occasional room.

Kitchen
7'9" x 11'6" (2.38 x 3.53) **Occasional loft room**
13'7" x 15'1" (4.16 x 4.61)

Conservatory
5'5" x 11'10" (1.66 x 3.63) **Large rear garden**
Detached garage

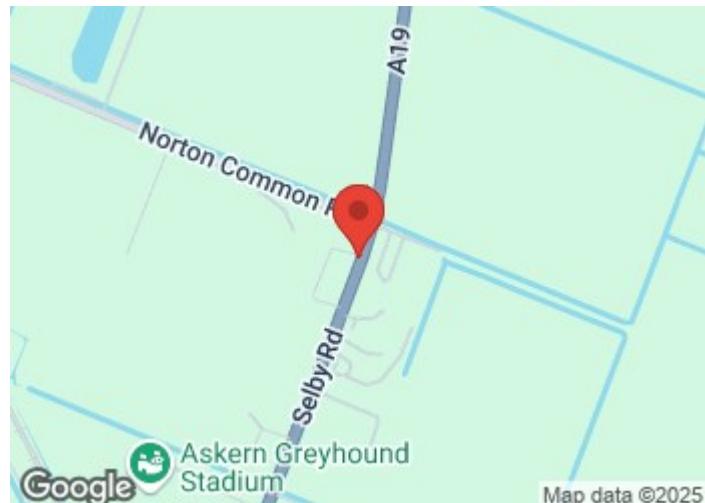
Dining Room
13'9" x 11'10" (4.21 x 3.62)

Lounge
10'9" x 11'9" (3.30 x 3.59)

Bathroom
7'10" x 8'8" (2.41 x 2.66)

Bedroom 1
11'1" x 11'8" (3.40 x 3.57)

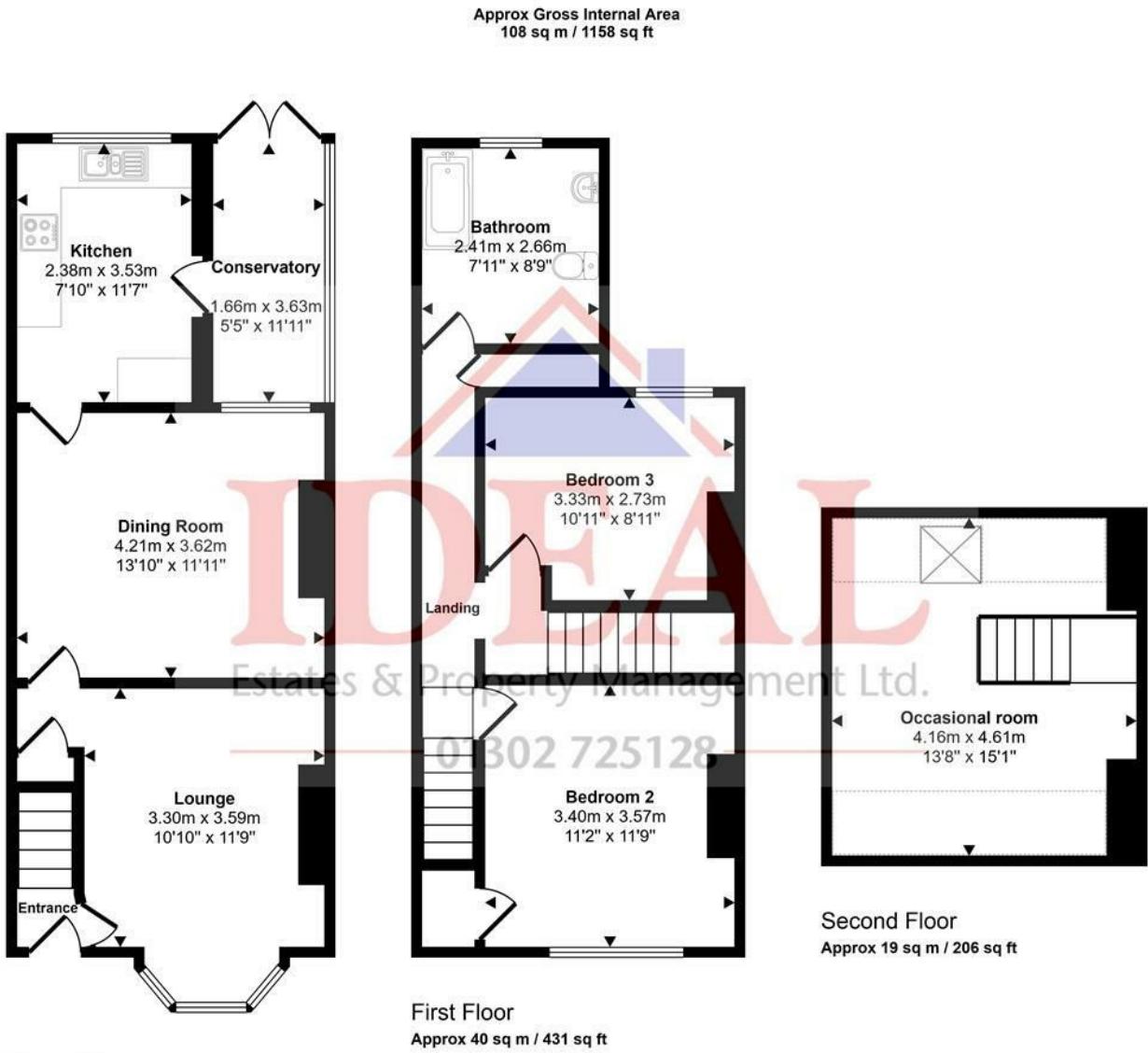
Bedroom 2
10'11" x 8'11" (3.33 x 2.73)



Directions



Floor Plan



 Denotes head height below 1.5m

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	