



## 11 Waltham Drive, Skellow , Doncaster, DN6 8NJ

Beautifully presented and ready to move straight into, this attractive two-bedroom semi-detached property is located in a quiet cul-de-sac within a sought-after area, offering both comfort and convenience.

The property boasts a modern fitted kitchen and a stylish shower room, with well-proportioned accommodation throughout. Finished to a high standard, the home benefits from gas central heating and double-glazed windows, ensuring year-round comfort and efficiency.

Externally, the property is equally impressive. A resin driveway provides off-street parking for approximately three vehicles and leads to a detached garage. The home also enjoys both front and rear gardens, offering pleasant outdoor space ideal for relaxing or entertaining.

Ideally positioned close to local amenities and with excellent access to motorway links including the A1 and M18, this property is perfectly suited to first-time buyers, downsizers, or investors alike.

An internal viewing is highly recommended to fully appreciate the quality and location on offer.

Council Tax Band: B

EPC Rating: To follow

**Offers in the region of £190,000**

# 11 Waltham Drive, Skellow , Doncaster, DN6 8NJ



- Beautifully presented two-bedroom semi-detached property
- Quiet cul-de-sac position in a sought-after area
- Resin driveway providing off-street parking for approximately three vehicles
- Detached garage offering additional parking or storage
- Modern fitted kitchen and stylish shower room
- Gas central heating and double-glazed windows throughout
- Front and rear gardens
- Move-in ready condition with high-quality finishes
- Excellent access to motorway links including the A1 and M18
- Council tax band: B & EPC rating: TO FOLLOW

## Kitchen/Diner

14'8" x 7'3" (4.48 x 2.23 )

## Lounge

15'1" x 11'11" (4.60 x 3.65 )

## Master bedroom

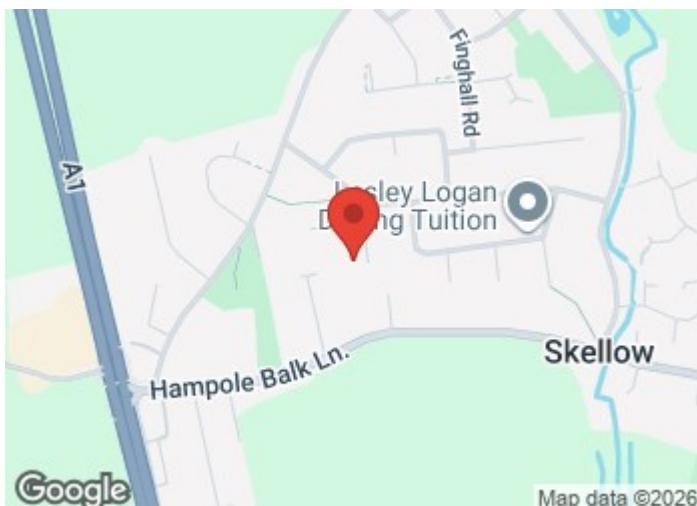
13'2" x 10'3" (4.02 x 3.14 )

## Bedroom 2

8'0" x 8'10" (2.45 x 2.70 )

## Shower room

6'1" x 6'0" (1.86 x 1.85)

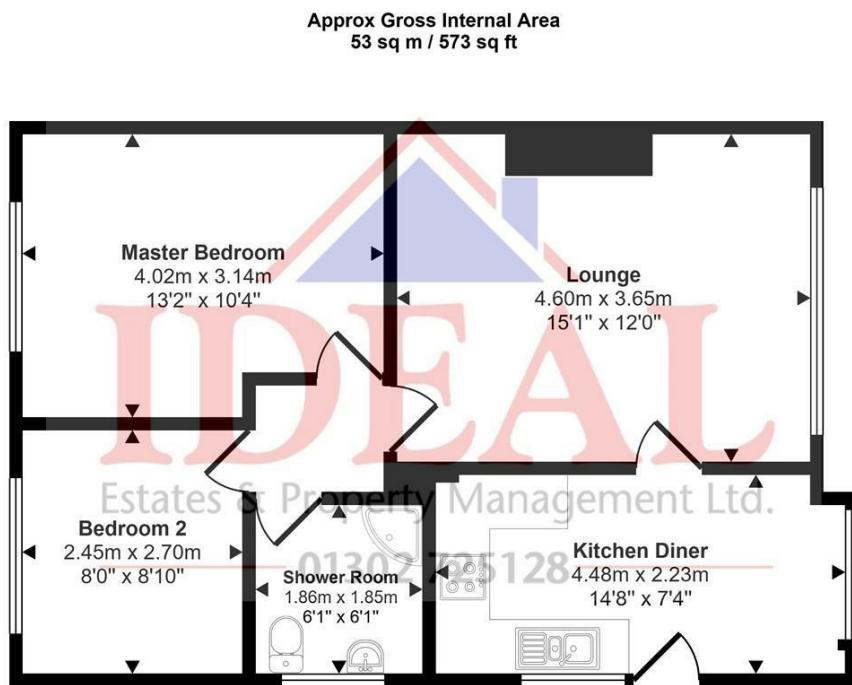


## Directions

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



Floorplan

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		
(81-91) B			
(70-80) 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	