



194 South Street, Highfields , Doncaster, DN6 7JH

A beautifully presented three-bedroom semi-detached property, ideal for first-time buyers, families, or investors, offered to the market with no onward chain.

The property briefly comprises a spacious and bright lounge, providing a comfortable living area perfect for relaxing or entertaining. The home also benefits from a well-appointed kitchen along with the added convenience of a downstairs W/C and shower room.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, offering practical accommodation for growing families.

Externally, the property features a gated driveway providing secure off-road parking, along with a well-maintained front garden. The home also benefits from double glazed windows throughout.

Conveniently located, the property offers excellent access to motorway links and Doncaster City Centre, making it ideal for commuters while remaining close to local amenities and schools.

Offered with no onward chain, early viewing is highly recommended.

Offers over £130,000

194 South Street, Highfields , Doncaster, DN6 7JH



- Beautiful three-bedroom semi-detached property
- Spacious lounge
- Gated driveway with off-road parking
- Council Tax Band: A & EPC: To follow
- Ideal for first-time buyers
- Downstairs W/C and shower room
- Double glazed windows
- No onward chain
- Family bathroom to the first floor
- Excellent access to motorway links and Doncaster City Centre

Reception Room

7'3" x 9'1" (2.22 x 2.79)

Hallway

13'9" x 2'8" (4.20 x 0.82)

W/C

2'4" x 5'4" (0.73 x 1.65)

Shower Room

4'0" x 5'3" (1.23 x 1.61)

Kitchen/Diner

12'11" x 8'6" (3.95 x 2.60)

Lounge

11'7" x 17'11" (3.55 x 5.48)

Master Bedroom

11'3" x 12'0" (3.45 x 3.67)

Bedroom 2

11'8" x 8'6" (3.57 x 2.61)

Bedroom 3

7'1" x 8'7" (2.18 x 2.64)

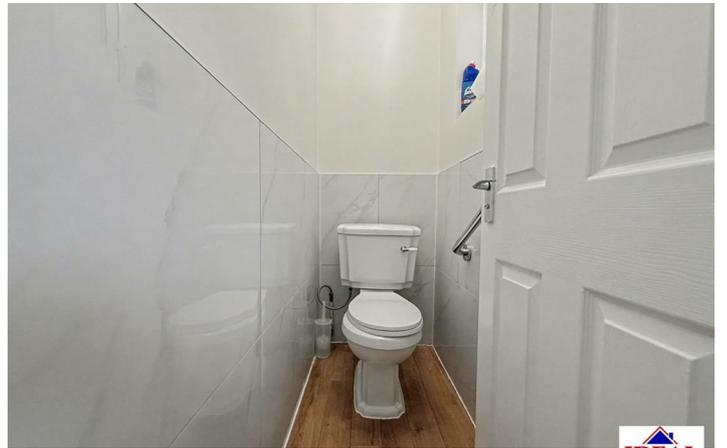
Bathroom

11'1" x 5'2" (3.39 x 1.58)



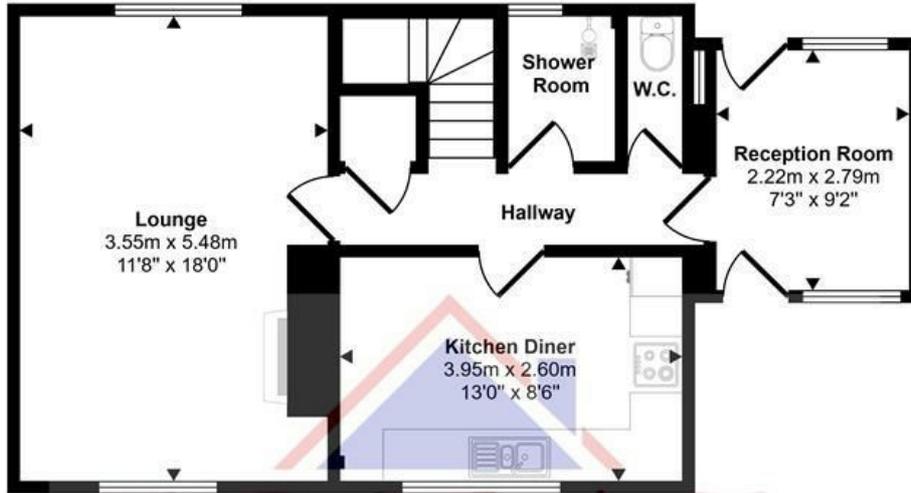
Directions

Highfields is a former coal mining village, located south of the model village of Woodlands, in South Yorkshire. Historically part of the West Riding of Yorkshire, it is part of the City of Doncaster. The village is located in the Adwick le Street & Carcroft ward of Doncaster MBC.

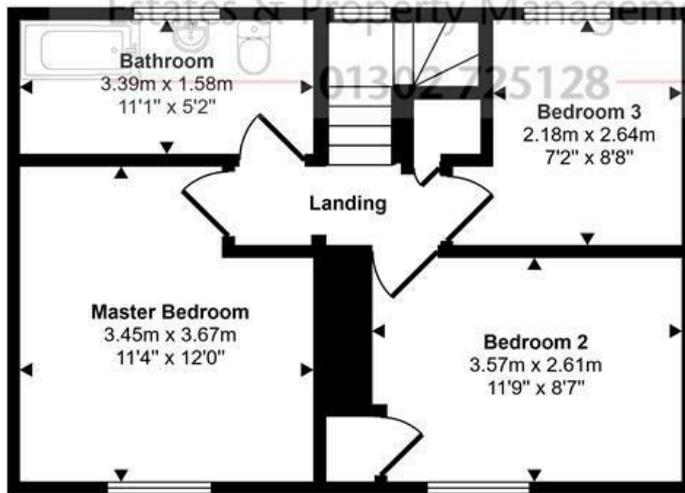


Floor Plan

Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft



First Floor
Approx 41 sq m / 446 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
Very energy efficient - lower running costs (92 plus) A (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 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	