



## 7 Rydal Road Carcroft, Doncaster, DN6 8QH

GUIDE PRICE £160,000.00 TO £170,000.00

Nestled on Rydal Road, a sought after street in the area of Carcroft, Doncaster, this delightful semi-detached house is an ideal opportunity for first-time buyers seeking a comfortable and well-appointed home. The property boasts three spacious bedrooms, providing ample space for family living or guests. The well-presented lounge offers a welcoming atmosphere, perfect for relaxation or entertaining.

The heart of the home is undoubtedly the fitted kitchen, which comes equipped with modern appliances and features elegant French doors that open onto an enclosed rear garden. This outdoor space is perfect for summer gatherings, complete with a shed and a unique pub area, making it an entertainer's dream.

The property is set on a generous plot and includes a paved driveway that can accommodate several cars, ensuring convenience for residents and visitors alike. The canopy with spotlights adds a touch of charm and functionality to the entrance.

Located within walking distance to local amenities and schools, this home is ideally situated for families and individuals alike. With gas central heating and double glazing throughout, comfort and energy efficiency are assured.

We highly recommend viewing this well-presented home to fully appreciate its many features and the lifestyle it offers. Don't miss the chance to make this lovely property your own.

**Guide price £160,000**

# 7 Rydal Road

## Carcroft, Doncaster, DN6 8QH



- Viewing is highly recommended on this well presented home
- Ideal for first time buyers and families
- Hive control and a combi boiler.
- Great sized plot with paved driveway, front and enclosed rear garden
- Easy access to regular public transport and motorway access
- Walking distance to schools and all local amenities
- GUIDE PRICE £160,000.00 TO £170,000.00
- Light and airy entertaining kitchen / diner
- Sought after street
- EPC and Council tax Band A

### Front Entrance Hall

### Lounge

13'0" x 12'4" (3.98 x 3.778)

### Bathroom

8'2" x 7'7" (2.49 x 2.32)

### Outside space

### Kitchen / Diner

19'10" x 8'9" (6.07 x 2.68)

### Landing

### Bedroom One

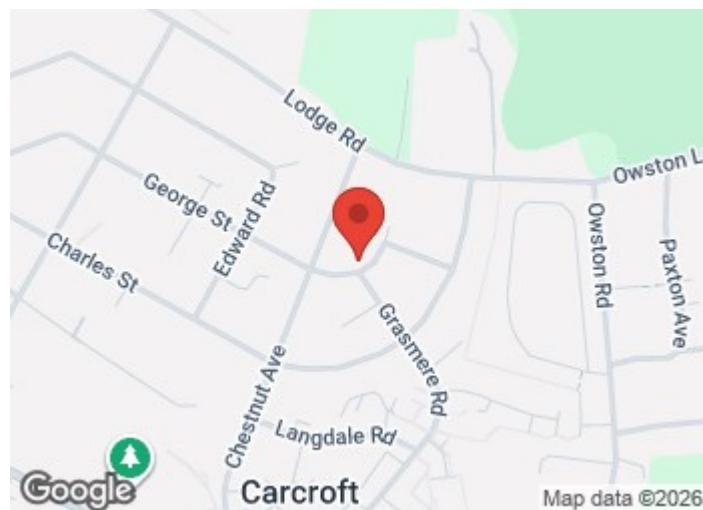
10'2" x 12'4" (3.1 x 3.77)

### Bedroom Two

11'1" x 8'10" (3.39 x 2.71)

### Bedroom Three

8'10" x 7'7" (2.71 x 2.32)

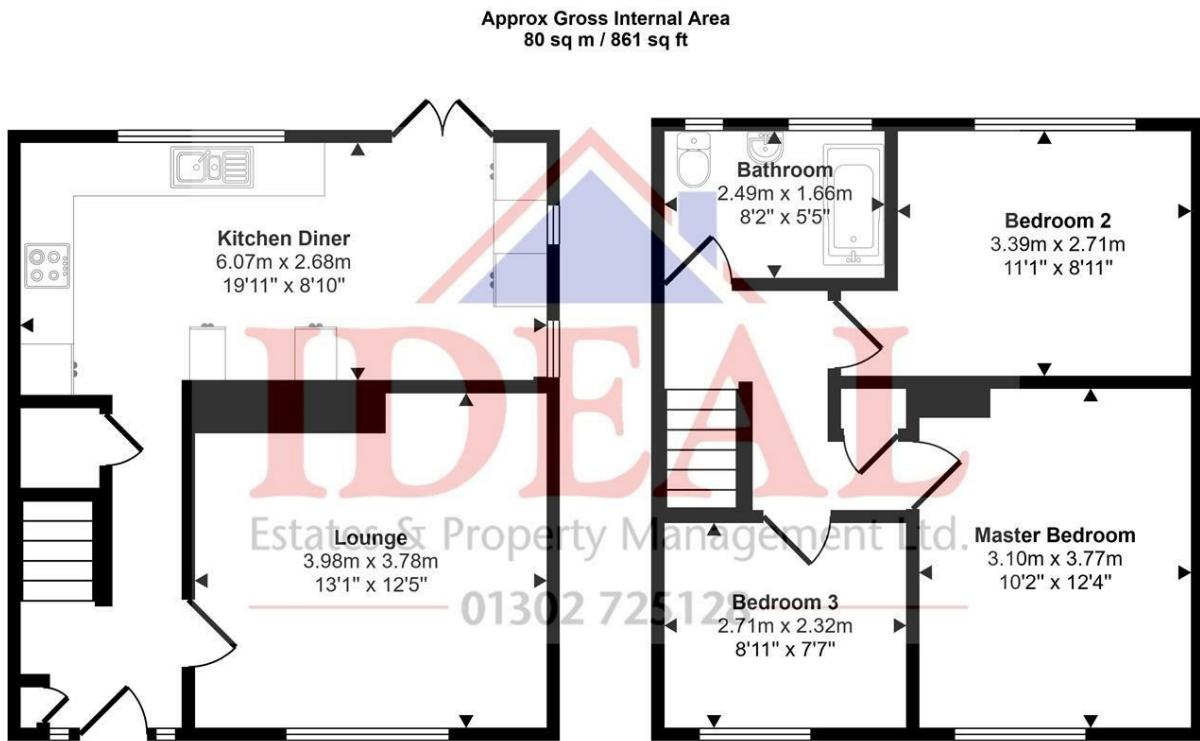


### Directions

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. It borders woodland to the north which separates it from the neighbouring village of Owston. To the west the village merges with Skellow having subsumed the areas previously known as Hobcroft and Bullcroft. A string of small industrial estates connect it with Adwick le Street to the south. East of the village lies mixed farmland and woodland.



## 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.

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		83
(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	