



## 48B Poplar Road , Skellow, DN6 8AR

Guide price £120,000 - £130,000. Check out this 2 bed semi detached house on Poplar Road in Skellow, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts a well-thought-out layout that maximises space and functionality.

Upon entering, you will find to the left a convenient downstairs w/c, adding to the practicality of the home. The heart of the house features a bright and airy living area, enhanced by elegant French doors that open directly onto an enclosed rear garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The two bedrooms are generously sized, providing ample room for relaxation and personalisation. The property is complemented by a block-paved driveway, offering off-street parking and ease of access.

With its appealing features and prime location, whether you are looking to start your journey as a homeowner or seeking a cosy retreat, this residence is sure to meet your needs. Do not miss the chance to view this charming home that perfectly balances comfort and convenience.

**Guide price £120,000**

# 48B Poplar Road

, Skellow, DN6 8AR



- 2 BED SEMI DETACHED
- DOWNSTAIRS W/C
- NO CHAIN
- BLOCK PAVED DRIVEWAY
- MODERN OPEN PLAN LIVING
- COUNCIL TAX BAND A
- FRENCH DOORS OPENING UP INTO THE ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- EPC C

## LOUNGE AREA

12'0" x 15'5" (3.67 x 4.72)

## KITCHEN/DINER

15'0" x 6'10" (4.59 x 2.09 )

## DOWNSTAIRS W/V

## MASTER BEDROOM

14'11" x 8'8" (4.56 x 2.66 )

## BEDROOM TWO

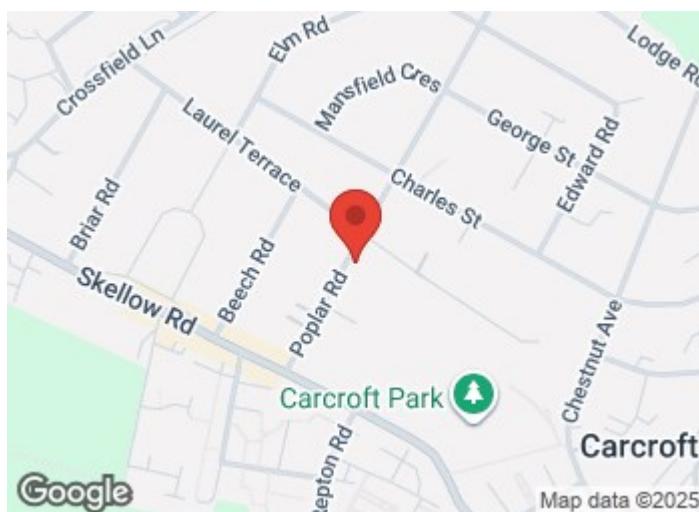
7'1" x 11'6" (2.16 x 3.51)

## BATHROOM

7'6" x 6'9" (2.29 x 2.06)

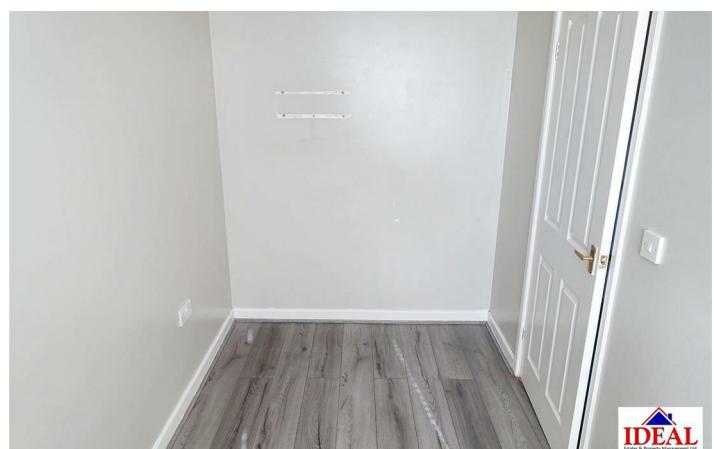
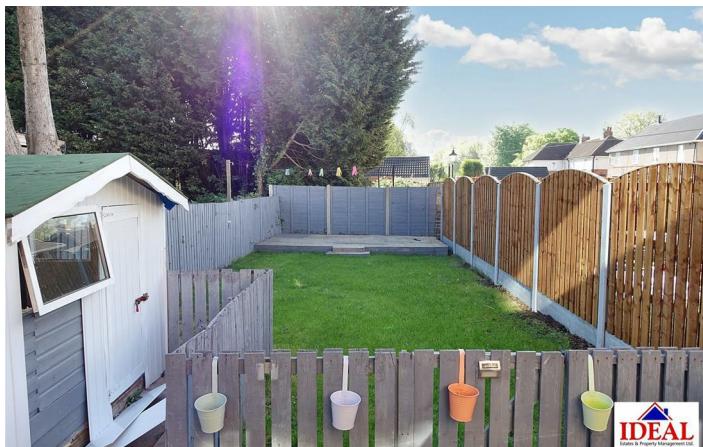
## 360 TOUR:

<https://www.madesnappy.co.uk/tour/1g6dbg>

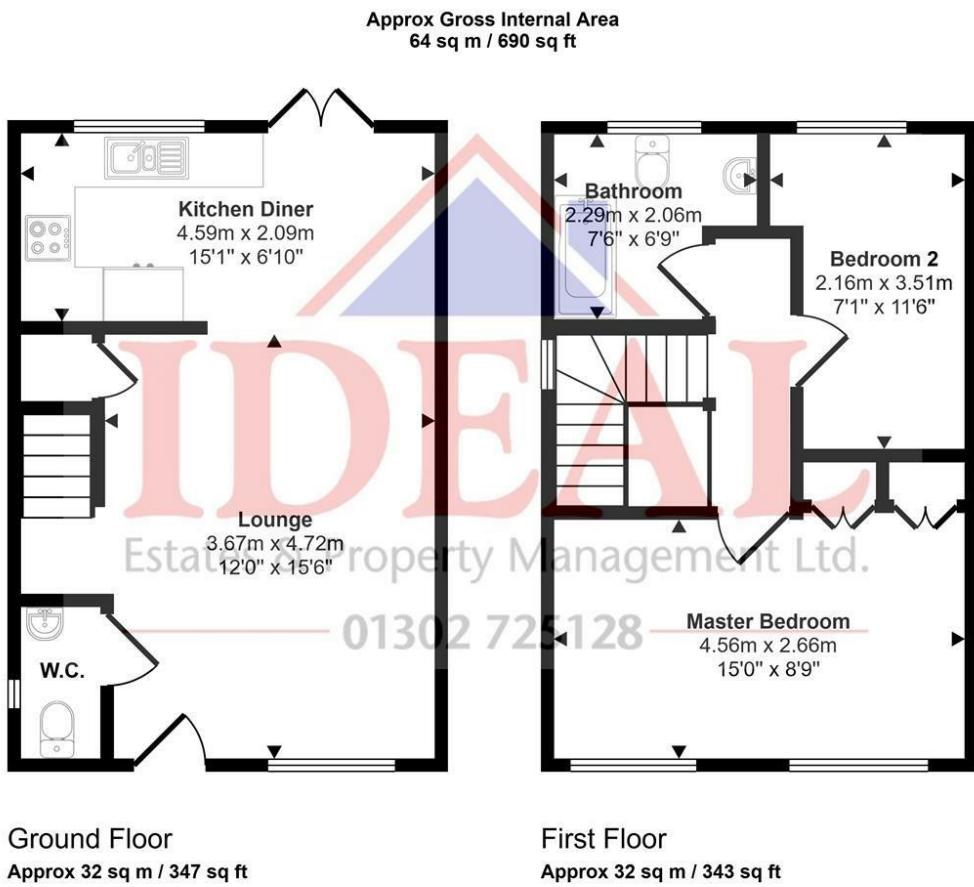


## Directions

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



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	92	
(81-91) B	77	
(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	