



4 Hampole Balk Lane, Skellow , Doncaster, DN6 8LF

£280,000 - £290,000 (Guide Price) This beautifully presented three-bedroom detached home offers spacious and versatile living accommodation, perfect for modern family life. Conveniently located close to excellent motorway links including the A1 and M18, the property also benefits from nearby local amenities, schools, and public transport options.

Inside, the home features a bright and spacious living area, a modern fitted kitchen, and a stylish family bathroom. Each of the three double bedrooms offers generous proportions, while an additional flexible room provides the ideal space for a home office, gym, or playroom. A charming conservatory to the rear extends the living space and overlooks the attractive garden.

Externally, the property boasts well-maintained front and rear gardens, off-road parking for multiple vehicles, and a garage with access from both inside the home and externally. A rear storage area provides further practicality for everyday living.

Additional benefits include gas central heating, double glazing, Council Tax Band C, and EPC rating D.

Offered to the market with no onward chain, this property is ready for immediate occupation.

Viewing is highly recommended to fully appreciate the space, flexibility, and excellent location this wonderful home has to offer.

Price guide £280,000

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- Beautifully presented 3-bedroom detached family
- Three generous double bedrooms
- Well-maintained front and rear gardens with rear storage area
- Excellent transport links to the A1 and M18 motorways, close to local amenities, Council Tax Band C, EPC rating D, and no onward chain
- Spacious living accommodation
- Additional versatile room ideal for a home office, gym, or play area
- Garage with internal and external access plus off-road parking for multiple vehicles
- Contemporary fitted kitchen and modern family bathroom
- Bright conservatory to the rear
- Gas central heating and double glazing throughout

Entrance

7'11" x 4'5" (2.43 x 1.35)

Lounge/Diner

11'8" x 22'1" (3.57 x 6.74)

Kitchen

8'4" x 12'4" (2.55 x 3.77)

Reception room

11'9" x 9'9" (3.59 x 2.99)

Conservatory

11'5" x 9'2" (3.49 x 2.81)

Reception room

13'2" x 15'10" (4.02 x 4.84)

Garage

11'4" x 9'3" (3.47 x 2.82)

Storage room

7'11" x 7'11" (2.43 x 2.42)

Master bedroom

9'10" x 12'11" (3.02 x 3.94)

Bedroom 2

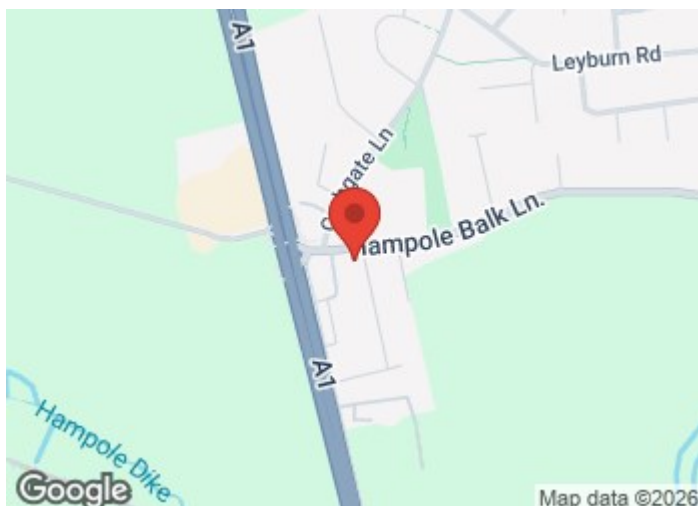
9'8" x 8'6" (2.96 x 2.61)

Bedroom 3

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

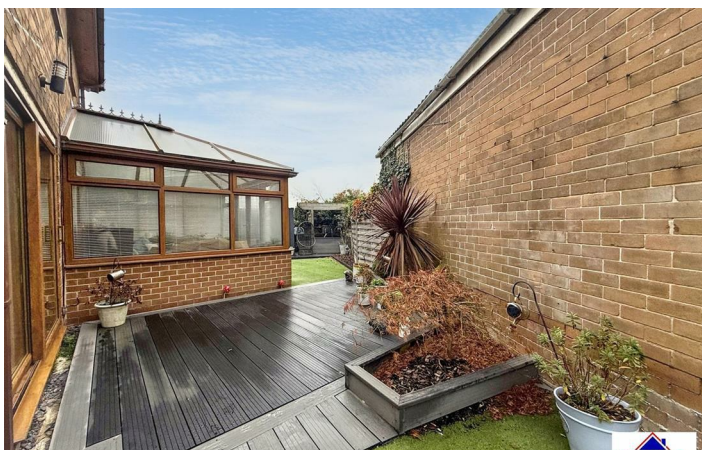
Bathroom

5'5" x 8'3" (1.66 x 2.54)

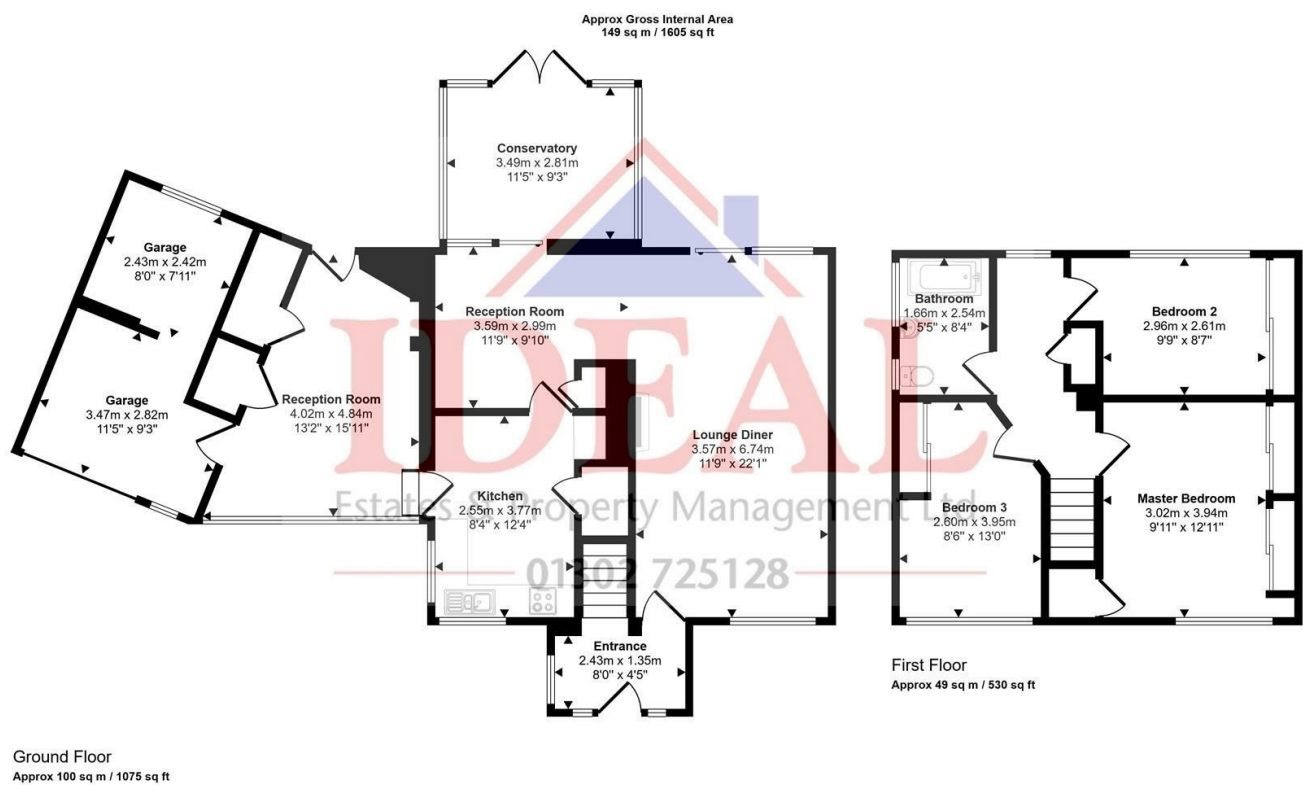


Directions

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.

