



## 11 Swan Court, Askern , Doncaster, DN6 0QT

£170,000 - £180,000 Guide Price! Offered to the market with no onward chain, this three-storey, three-bedroom town house is situated in a popular residential location, conveniently close to all local amenities.

The accommodation is arranged over three floors and comprises a ground floor W/C, and a well-proportioned lounge room providing comfortable living space. To the rear, the property benefits from access to an enclosed rear garden, ideal for outdoor dining and low-maintenance enjoyment.

The first floor offers two bedrooms along with a family bathroom, while the second floor is dedicated to the master bedroom, which further benefits from a useful storage cupboard, creating a private and versatile principal suite.

Externally, the property includes allocated parking for two vehicles. Additional benefits include Council Tax Band B and an EPC rating to follow.

This property would make an ideal purchase for first-time buyers, families, or investors, and early viewing is recommended to appreciate the space and layout on offer.

**Guide price £170,000**

# 11 Swan Court, Askern , Doncaster, DN6 0QT



- Three-bedroom three-storey town house
- No onward chain
- Two further bedrooms on the first floor
- Family bathroom to the first floor
- Enclosed rear garden
- Allocated parking for two vehicles
- Council tax band: A & EPC rating: To Follow
- Master bedroom on the second floor with storage cupboard
- Ground floor W/C
- Popular residential location close to local amenities

## Lounge/Diner

13'4" x 15'3" (4.08 x 4.66)

## Bedroom 3

13'4" x 9'0" (4.08 x 2.76)

## Kitchen

9'8" x 9'10" (2.97 x 3.01 )

## W/C

3'3" x 5'8" (1.00 x 1.74 )

## Storage room

3'1" x 3'0" (0.96 x 0.92)

## Bathroom

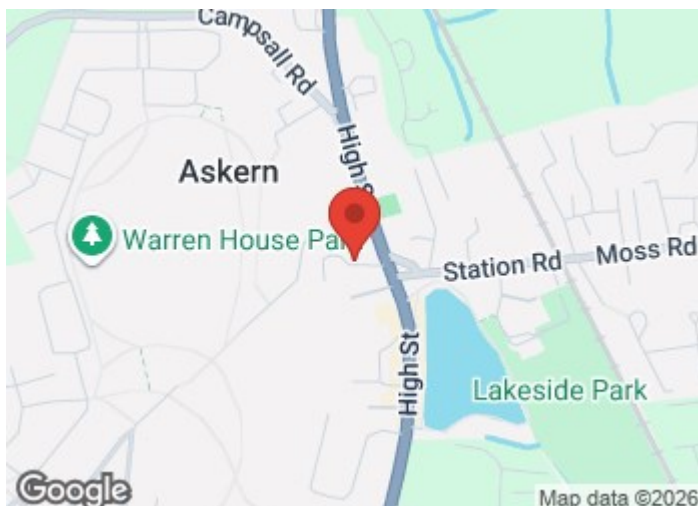
6'4" x 6'7" (1.95 x 2.03 )

## Master bedroom

9'7" x 20'11" (2.93 x 6.38 )

## Bedroom 2

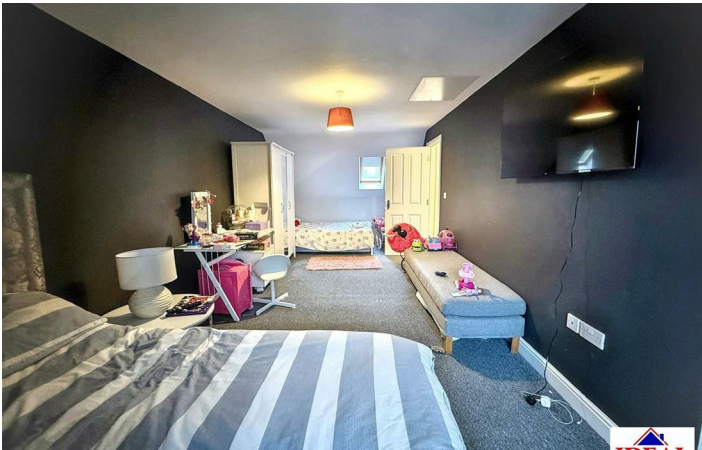
13'7" x 7'6" (4.15 x 2.30 )



## Directions

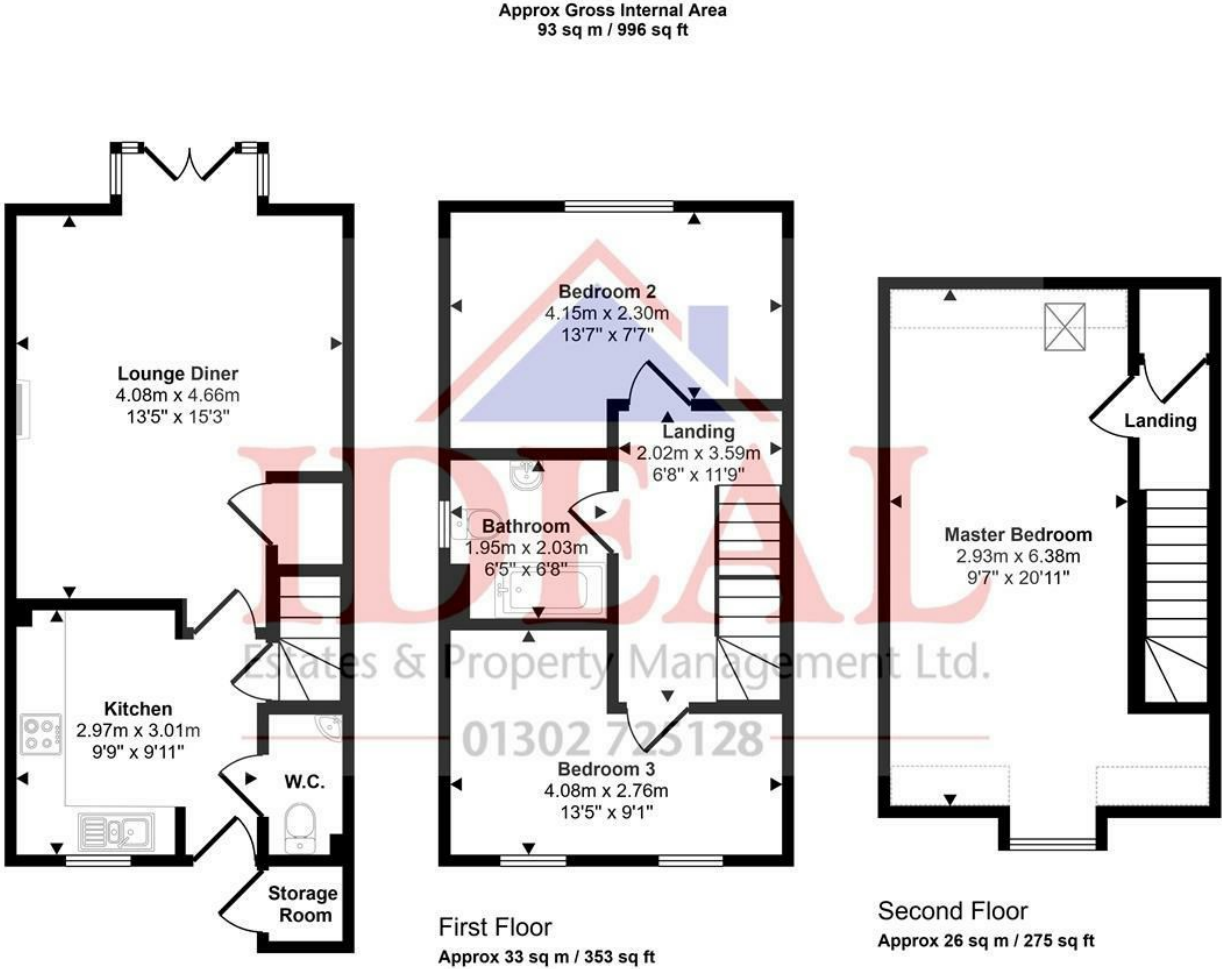
The village lies 9 miles (14 km) south of Pontefract, and 7 miles (11 km) north of Doncaster. The village offers an array of local amenities, schools, doctors and supermarket. The focal point is Askern lake, offering a lovely walk and cafe stop.







Floor Plan



Denotes head height below 1.5m

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	