



## 55 Leyburn Road, Skellow , Doncaster, DN6 8NH

Nestled in the serene Leyburn Road of Skellow, Doncaster, this charming detached bungalow is a true gem waiting to be discovered. Boasting a delightful front facing lounge with a feature fire, this property offers a cosy retreat for relaxing evenings. With two bedrooms, including a spacious rear extension that holds the promise of an en-suite or walk-in wardrobe, there is ample space to tailor to your needs.

The modern fitted kitchen and bathroom add a touch of elegance to this already inviting abode. Imagine whipping up your favourite meals in a stylish kitchen and unwinding in a sleek bathroom after a long day. Additionally, the utility room and detached garage with a driveway provide convenience and practicality for everyday living.

Parking is a breeze with space for three vehicles, ensuring you and your guests can come and go with ease. The front and rear gardens, adorned with a variety of shrubs and even rhubarb, offer a tranquil outdoor space to enjoy some fresh air or perhaps indulge in a spot of gardening.

Situated in a sought-after location, this property combines peaceful surroundings with easy access to the motorway and all local amenities. Whether you're looking for a peaceful retreat or a convenient base for your daily activities, this modern bungalow ticks all the boxes. Don't miss the chance to make this house your home sweet home.

**Asking price £189,000**

# 55 Leyburn Road, Skellow , Doncaster, DN6 8NH



- SOUGHT AFTER VILLAGE LOCATION WITH EASY MOTORWAY ACCESS
- MODERN KITCHEN & BATHROOM
- BOASTING A DELIGHTFUL FRONT FACING LOUNGE WITH A FEATURE FIRE
- GREAT EPC RATING B
- EXTENDED DETACHED TWO BED BUNGALOW
- DRIVEWAY WITH DETACHED GARAGE
- BEDROOM WITH POTENTIAL SPACE FOR A WALK IN WARDROBE / DRESSING ROOM
- OFFERED WITH NO UPWARD CHAIN
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND B

**FRONT ENTRANCE HALLWAY** NO CHAIN

**LOUNGE/DINER** 360 TOUR

11'0" x 15'8" (3.36 x 4.80)

<https://www.madesnappy.co.uk/tour/1g6dbg1>

**FITTED KITCHEN**

8'5" x 10'4" (2.57 x 3.17)

**REAR CONSERVATORY / UTILITY**

4'4" x 8'8" (1.34 x 2.65)

**BATHROOM**

5'3" x 6'9" (1.62 x 2.07 )

**BEDROOM ONE WITH DRESSING ROOM**

**GARAGE**

**FRONT AND REAR GARDENS**



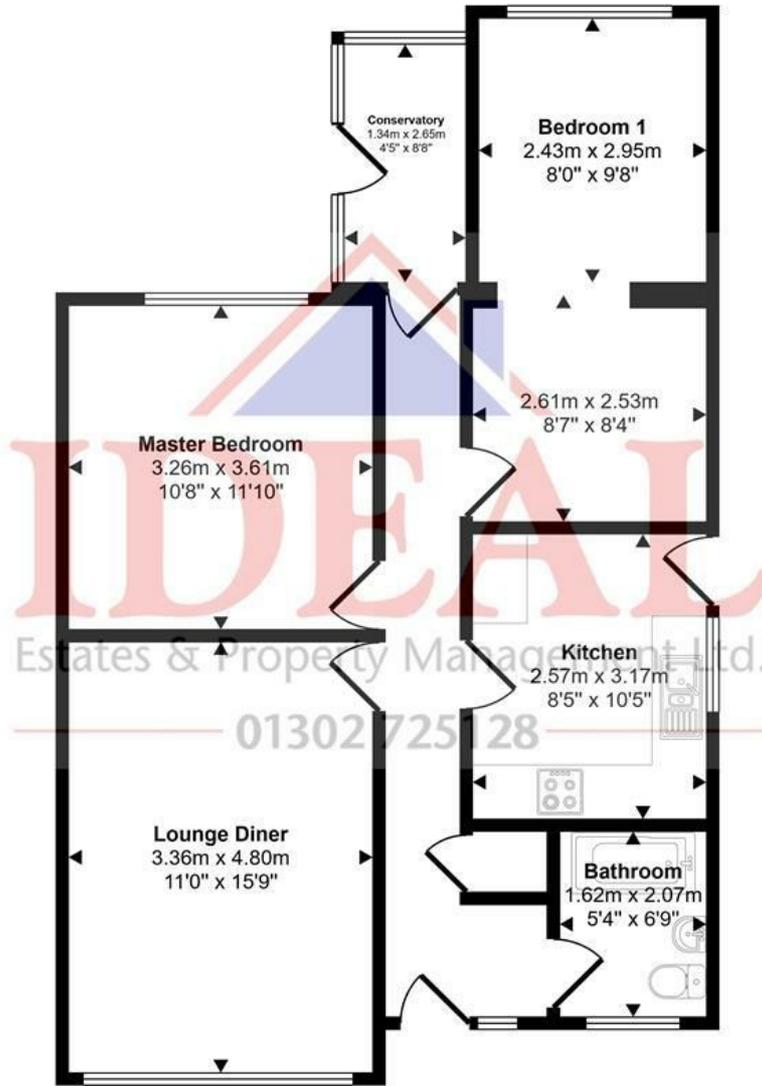
## Directions

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

Approx Gross Internal Area  
70 sq m / 751 sq ft



Floorplan

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.

