



229 Skellow Road, Skellow , Doncaster, DN6 8JL

Guide Price £200,000 - £220,000!!! Situated on Skellow Road, Skellow, Doncaster. This property offers a modern open plan living space with beautiful open aspect views of the countryside through large sliding doors, leading to a living area, open plan through to a fitted kitchen with designed curved units, a further living area with a feature freestanding log burner and front facing bay window offering a dining area.

A design down stairs bathroom with a free standing bath, two double sized bedrooms with an en-suite to the master bedroom that again makes the most of the views with rear facing patio doors and ladders leading to the loft space.

The outside is a large, private, enclosed rear garden that is mostly laid to lawn. A man cave / office / play room has been designed with shower cubicle and covered seating area.

Located close to all local amenities, schools, shops and public transport as well as being in close proximity to the major motorway networks and Adwick train station.

This property is a must to view!

Guide price £200,000

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- GUIDE PRICE £200,000 - £220,000!!
- MODERN OPEN PLAN LIVING
- BEAUTIFUL OPEN ASPECT VIEWS OF THE COUNTRYSIDE
- FITTED KITCHEN WITH DESIGNED CURVED UNITS
- FREESTANDING LOG BURNER AND FRONT FACING BAY WINDOW
- TWO DOUBLE BEDROOMS
- DETACHED PROPERTY
- COUNCIL TAX BAND B
- EPC RATING D
- CLOSE TO ALL LOCAL AMENITIES AND GREAT MOTORWAY LINKS TO A1/M18

DINING ROOM

OPEN PLAN/LIVING AREA

KITCHEN AREA

LOUNGE

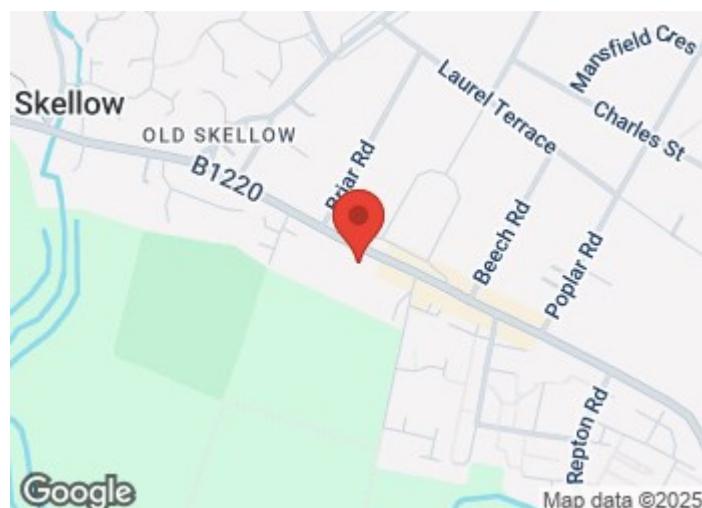
UTILITY/BATHROOM

PATIO AREA

BEDROOM ONE

BEDROOM TWO

EN-SUITE



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.



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Floor Plan



Total floor area 90.0 sq. m. (969 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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 ₂) Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |