



WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
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42 St. Johns Road, Doncaster, DN4 0QL

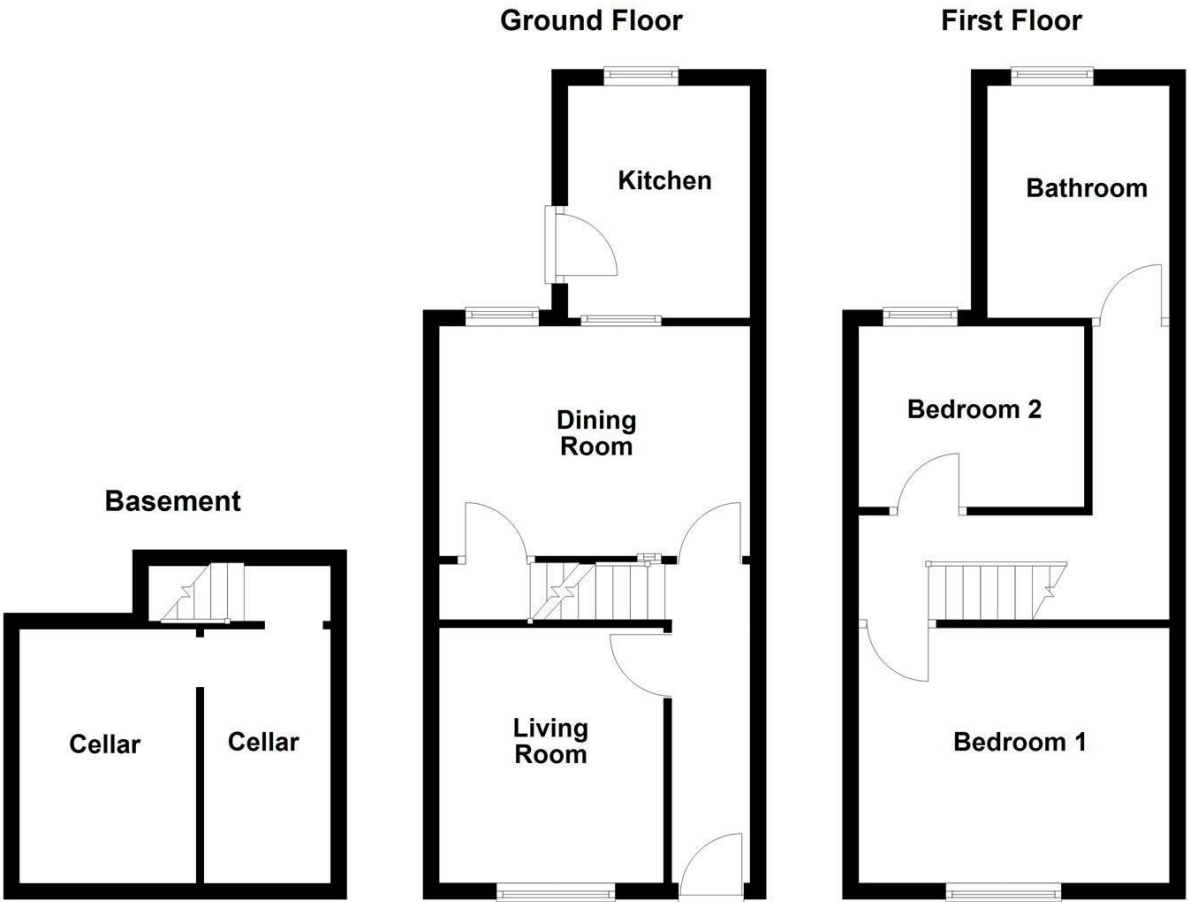
For Sale Freehold £90,000

Situated just outside Doncaster city centre, this two bedroom mid terrace home offers excellent potential for a range of buyers. Although requiring a degree of modernisation, the property boasts two generously sized bedrooms, two reception rooms, and an enclosed rear garden, making it a fantastic opportunity not to be missed.

The accommodation briefly comprises an entrance hall with access to the first floor landing via the staircase, along with doors to the living room and separate dining room. The dining room provides access to the cellar and leads through to the kitchen, which in turn opens out to the rear garden. To the first floor, the landing gives access to two bedrooms and the house bathroom. Bedroom one further benefits from a useful understairs storage cupboard and loft access. Externally, the property offers on street parking to the front. To the rear, there is a lawned garden with a paved seating area, ideal for outdoor dining and entertaining, and enclosed by fencing and walls with gated access to the back.

This location is ideal for first time buyers, small families, professional couples, and investors, with shops and schools within walking distance. Doncaster city centre offers a wider range of amenities and is just a short distance away. The property also enjoys excellent transport connections, including nearby bus and train stations providing links to both local and major cities, as well as convenient access to the M18 and A1 motorway networks.

This property represents a fantastic purchase opportunity for a wide variety of buyers, and a full internal inspection is highly recommended to fully appreciate the potential on offer.

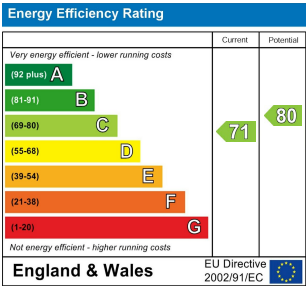


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## ACCOMMODATION

### ENTRANCE HALL

A frosted UPVC double glazed door, coving to the ceiling, a central heating radiator, stairs to the first floor landing, and doors leading to the living room and dining room.

### LIVING ROOM

10'7" x 9'6" [3.25m x 2.90m]

Coving to the ceiling, a central heating radiator, a decorative fireplace and a UPVC double glazed window to the front.



### DINING ROOM

A frosted single pane window looking into the kitchen, a UPVC double glazed window to the rear, a door through to the kitchen, two central heating radiators, coving to the ceiling and access down to the cellar.



### KITCHEN

9'6" x 7'8" [2.92m x 2.35m]

A rear door with frosted glass panel, a UPVC double glazed window to the rear, a central heating radiator, and a range of wall and base units with laminate work surfaces. A stainless steel sink and drainer with

mixer tap, tiled splashbacks, space for a cooker, space and plumbing for a washing machine and space for a fridge freezer.

### FIRST FLOOR LANDING

Access to two bedrooms and the house bathroom

### BEDROOM ONE

10'7" x 12'7" [3.25m x 3.86m]

Access to a storage cupboard with loft access, a central heating radiator and a UPVC double glazed window to the front.



### BEDROOM TWO

8'9" x 9'6" [2.68m x 2.92m]

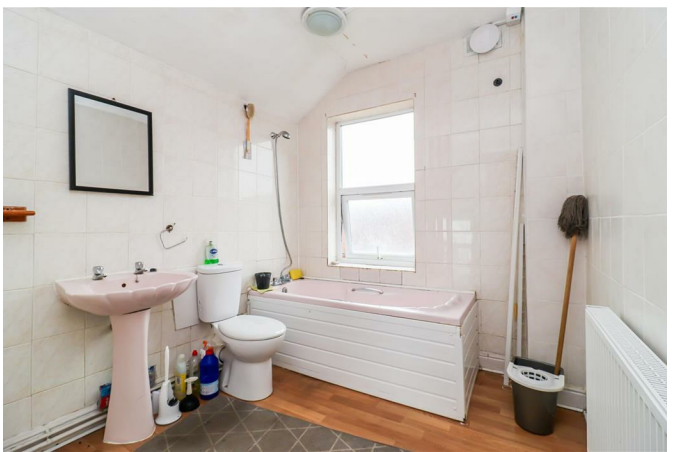
A UPVC double glazed window to the rear and a central heating radiator.



### BATHROOM/W.C.

7'6" x 9'6" [2.31m x 2.90m]

A frosted UPVC double glazed window to the rear, an extractor fan, a fitted storage cupboard, a central heating radiator, a panel bath with mixer tap and shower head attachment, a low flush w.c. and a vanity wash basin, with full wall tiling.



### OUTSIDE

To the front, there is on-street parking. To the rear, the garden is mainly laid to lawn and features a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing, with gated access leading out to the back of St John's Road.



### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.