



## 4 Castlegate Cottages

Tickhill, Doncaster, DN11 9QQ

**Asking Price £270,000**

Ideally located within the heart of Tickhill is this well presented 3 (formally 4) bedroom cottage occupying an enviable corner plot. The Property in brief comprises; entrance lobby, cloaks/WC, lounge with feature fireplace, open plan kitchen/dining room to the ground floor, 2 good sized bedrooms and family bathroom with white suite to the first floor and master bedroom with en suite shower room and walk in wardrobe to the second floor. Outside; front garden which is laid to lawn and rear enclosed garden with off road parking. Offered for sale with no onward chain this deceptively spacious and immaculately presented property must be viewed.

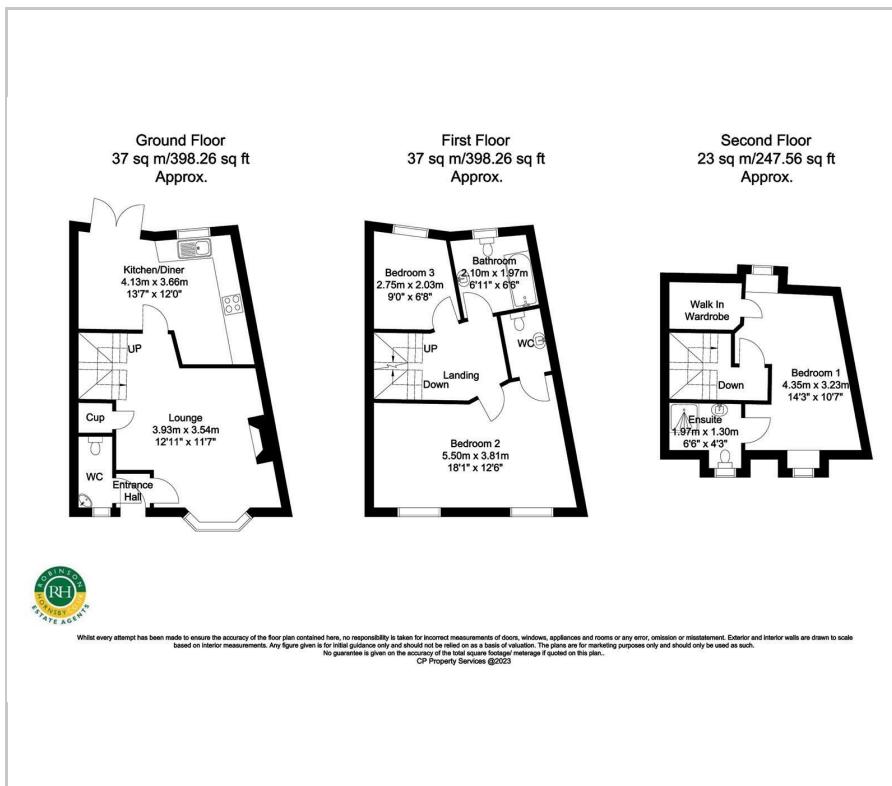
### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

- End terrace cottage
- Three good sized bedrooms
- Open plan kitchen/dining room
- Master bedroom with en suite and walk in wardrobe
- Modern family bathroom
- Front and rear gardens
- Corner plot
- Off road parking to the rear
- Ideally located within the heart of Tickhill
- No chain



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current		Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>	
(81-91) <span style="background-color: lightgreen; color: green; padding: 2px 5px;">B</span>		(81-91) <span style="background-color: lightgreen; color: green; padding: 2px 5px;">B</span>	
(68-80) <span style="background-color: lightblue; color: blue; padding: 2px 5px;">C</span>		(68-80) <span style="background-color: lightblue; color: blue; padding: 2px 5px;">C</span>	
(55-68) <span style="background-color: yellow; color: orange; padding: 2px 5px;">D</span>		(55-68) <span style="background-color: yellow; color: orange; padding: 2px 5px;">D</span>	
(38-54) <span style="background-color: orange; color: red; padding: 2px 5px;">E</span>		(38-54) <span style="background-color: orange; color: red; padding: 2px 5px;">E</span>	
(21-38) <span style="background-color: red; color: black; padding: 2px 5px;">F</span>		(21-38) <span style="background-color: red; color: black; padding: 2px 5px;">F</span>	
(1-20) <span style="background-color: red; color: black; padding: 2px 5px;">G</span>		(1-20) <span style="background-color: red; color: black; padding: 2px 5px;">G</span>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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