



31b Castlegate

Tickhill, Doncaster, DN11 9QP

Asking Price £287,500

VIEWING ADVISED! UPGRADED FAMILY HOME IN CENTRAL TICKHILL.
Located in the centre of Tickhill, within walking distance of all the excellent amenities, this traditional semi detached house offers flexible family living, with a high standard of presentation throughout. Plenty of off road parking, and well enclosed rear garden. Significantly extended to the rear. Comprises; ground floor - large living / dining room, fitted kitchen with appliances, bedroom / reception room, luxury bathroom, sitting room , ground floor cloaks / WC. 1st floor; 3 bedrooms, bathroom. Outside; patio, gardens, large outbuilding. This is a rare opportunity to acquire a substantial, centrally located property which has recently been improved and upgraded to high standards.

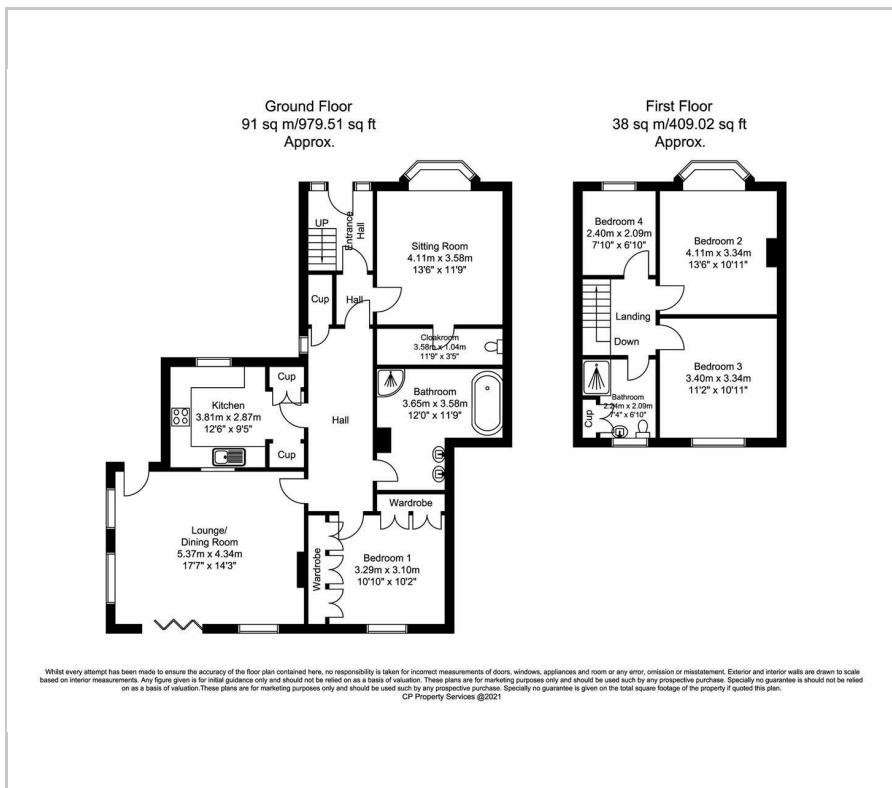
- traditional semi detached house
- large rear extension
- centrally located
- plenty of parking
- 2 large reception rooms
- recent programme of updating
- gardens and outbuilding
- deceptively spacious
- easy access to local facilities
- good communication links

Viewing

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



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)		69	
(81-91)	A		
(68-80)	B		
(55-68)	C		
(38-54)	D	46	
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)			
(81-91)	A		
(68-80)	B		
(55-68)	C		
(38-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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