

6 Broom Hill Drive, Cantley



Asking Price Of £110,000

A well presented and extended three bedroom mid terrace property situated in a very pleasant position offering family living accommodation and enclosed sun trap rear garden.

This sizable property has been extended to the front creating a large entrance room with utility plumbing and a summer room to the rear with patio doors opening to the rear.

The property also benefits from a spacious open plan dining kitchen with separate sitting room, ground floor cloakroom, good sized bedrooms, shower room and bath room.

Offered with no forward chain the property may appeal to a first time buyer or growing family and briefly comprises of ; entrance/utility room, hallway, dining kitchen, lounge, summer room, storage room, first floor landing, three bedrooms, family bathroom and the shower room.

There is communal parking for the property with pedestrian access to the front. The rear garden is fully enclosed.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENT

GENERAL SITUATION AND DIRECTIONS

The property lies within a short walking distance to the local Co-Op with various other local amenities and facilities nearby. Cantley is not far from the Yorkshire Wildlife Park, near to the link road "The Great Yorkshire Way" up to the M18 which opens up many other commuting road networks.

Proceed out of Doncaster travelling along Bawtry Road taking your left hand turning at Cantley Lane traffic lights. Proceed over the first roundabout then take your right hand turning onto Church lane. The take the third turning on the left onto Broom Hill Drive where the property can be found on the right hand side.

ACCOMMODATION

A UPVC double glazed sliding door opens to the extended front porch.

ENTRANCE ROOM

17' 9" x 5' 8" (5.41m x 1.73m) A spacious and very useable room having a base cupboard with inset wash basin and chrome fittings, space and provisions for a washing machine, power socket and an inner UPVC door opens to the hallway.

HALLWAY

Having stairs rise to the first floor, doors open to the cloakroom, dining kitchen lounge and storage room.

CLOAKROOM

This useful room is perfect for guests and benefits from a wash basin and wc.



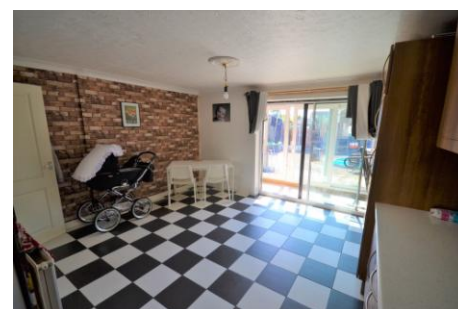
DINING KITCHEN

17' 11" x 14' 2" (5.46m x 4.32m) (reducing to 11"8)

A generous sized family living space with an excellent range of oak effect wall and base cupboards with contrasting worktops, having a stainless steel wash bowl with chrome mixer tap, integrated oven, four ring gas hob with extractor fan hood, space for a fridge freezer and dining table and sliding patio door open to the summer room.



DINING KITCHEN



LOUNGE

11' 9" x 11' 6" (3.58m x 3.51m) (maximum measurements)

A well presented room with sliding patio doors opening to the summer room, having various power sockets, tv aerial point, central heating radiator and coving to the ceiling.



STORAGE CUPBOARD

5' 10" x 5' 6" (1.78m x 1.68m) A useful room that could have a number of different uses with a door leading back into the entrance/utility room

FIRST FLOOR LANDING

Stairs rising to the first floor with a front facing UPVC double glazed window, internal doors open to all three bedrooms, family bathroom, shower room and a useful storage cupboard housing the gas central heating boiler.

MAIN BEDROOM

11' 6" x 9' 4" (3.51m x 2.84m) A good sized double bedroom with a pleasant view to the rear from a UPVC double glazed window, having various power sockets and a central heating radiator.



BEDROOM 2

11' 6" x 9' 8" (3.51m x 2.95m) This is another good sized double bedroom with various power sockets, central heating radiator and a nice view of the rear garden from a UPVC double glazed window.



BEDROOM 3

11' 6" x 6' 6" (3.51m x 1.98m) Currently used as a dressing room but is a good sized single bedroom with various power sockets, central heating radiator and loft access to the ceiling.



FAMILY BATHROOM

Comprising of a bath with chrome with chrome fittings wash basin with pedestal, matching wc, UPVC double glazed obscure window and complimented with attractive ceramic wall tiles. There is also a separate shower room which is accessed from the landing.



OUTSIDE

There is pedestrian access to the front of the property which is just a short walk from communal parking spaces.

The rear garden is fully enclosed with brick wall and wooden fenced boundaries, with decorative loose stone for ease of maintenance, the garden will enjoy plenty of sunshine throughout the day with two sets of patio sliding doors leading back into the summer room "ideal for entertaining".



OUTSIDE



DATED - 01/07/2022

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS



FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.