

Park Row



The Old Nursery Yard, Thorne, Doncaster, DN8 5LG

Offers Over £200,000

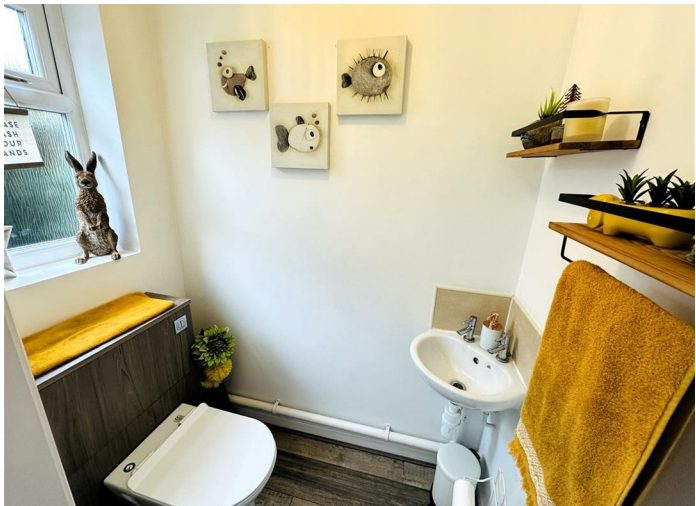


**** WORKSHOP/ STORE ** SOUTH-WEST FACING GARDEN **** Situated in Thorne this family home briefly comprises: Hall, Breakfast Kitchen, Lounge, Conservatory, Utility, Ground Floor w.c and access to the Workshop/Store. The first floor offers three bedrooms; with bedroom one having access to a 'Jack and Jill' bathroom. Externally, the property has a front garden and driveway. To the rear is an enclosed garden with patio area and low maintenance artificial grass. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

















PROPERTY OVERVIEW

This attractive family home occupies a generous plot within a sought-after market town setting. The property immediately impresses from the roadside with its landscaped frontage and the rare benefit of two separate driveways, providing ample off-road parking. The workshop is further enhanced by an electric vehicle charging point, making it an ideal space for modern family living, hobbies or additional storage.

Internally, the home has been thoughtfully maintained. The welcoming lounge provides a comfortable living space, featuring contemporary flooring, a statement fireplace and direct access towards the rear of the property, creating a bright and inviting environment for both everyday living and entertaining. The modern fitted kitchen has been designed with practicality in mind, offering an excellent range of units, integrated appliances and useful workspace, while a convenient ground floor w.c adds to the property's family-friendly appeal.

The first floor offers well-proportioned bedrooms, with bedroom three benefiting from fitted wardrobes that maximise both storage and floor space. The accommodation is complemented by a desirable Jack and Jill bathroom arrangement, providing convenience and flexibility for family members and guests alike.

To the rear, the property enjoys a private South-West facing garden designed for ease of maintenance and year-round enjoyment. Featuring artificial grass and enclosed boundaries, the garden provides a safe and secluded setting for relaxing, dining outdoors or entertaining family and friends.

Set within a popular market town, the property is ideally placed for a range of local amenities including independent shops, supermarkets, cafés, schools and leisure facilities. Excellent commuter links nearby offer convenient access to surrounding towns and cities.

GROUND FLOOR ACCOMMODATION

Hall

11'7" x 4'10" (3.55m x 1.49m)

Breakfast Kitchen

11'2" x 7'8" (3.42m x 2.34m)

Lounge

16'5" x 12'2" (5.02m x 3.72m)

Conservatory

12'5" x 11'11" (3.80m x 3.65m)

Utility

8'2" x 8'1" (2.50m x 2.47m)

Rear Hall

6'7" x 2'11" (2.01m x 0.90m)

Ground Floor w.c

5'4" x 3'3" (1.63m x 1.01m)

Workshop

9'4" x 8'5" (2.87m x 2.57m)

FIRST FLOOR ACCOMMODATION

Bdroom One

12'0" x 11'6" (3.67m x 3.53m)

Jack and Jill Bathroom

11'1" x 7'6" (3.40m x 2.30m)

Bedroom Two

11'2" x 11'1" (3.42m x 3.38m)

Bedroom Three

12'2" x 7'10" (3.73m x 2.40m)

EXTERIOR

Front

To the front there is ample off street parking, low maintenance front garden and access to the integral garage.

Rear

To the rear is a fully enclosed rear garden with artificial grass.

Directions

From the M18, take Junction 6 and then take the A614 exit to Thorne onto Selby Road/A614. This turns into Field Side, and continue onto King Street. Cross the junction onto Silver street and then follow it along to Ellison Street. Take a left onto Miller Lane and in 0.3 miles turn left onto Peel Hill Road and follow the street to The Old Nursery Yard where the property can be clearly identified by a Park Row 'For Sale' board.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS.

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT/CASTLEFORD - 01977 791133

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: City of Doncaster Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

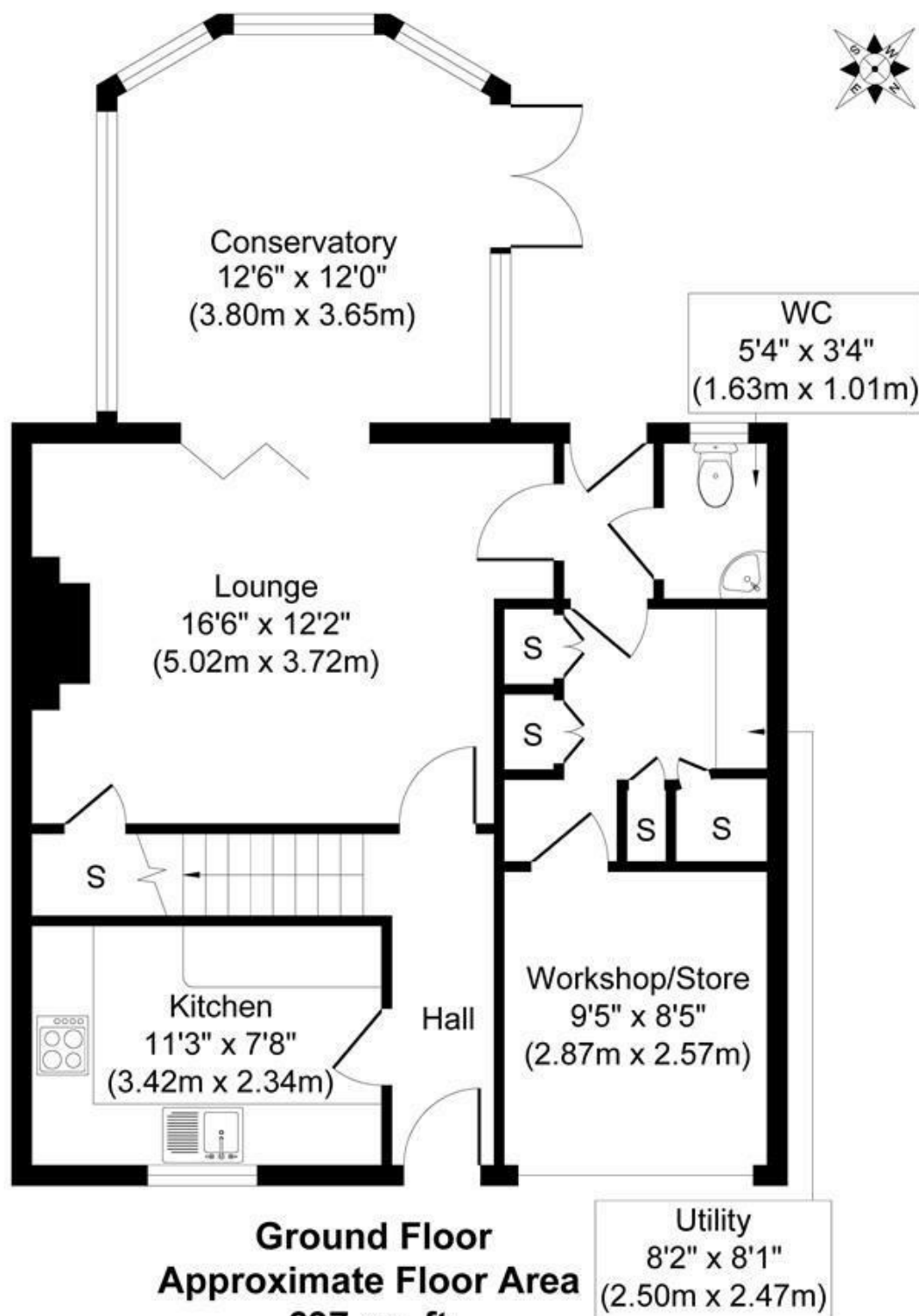
Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS.

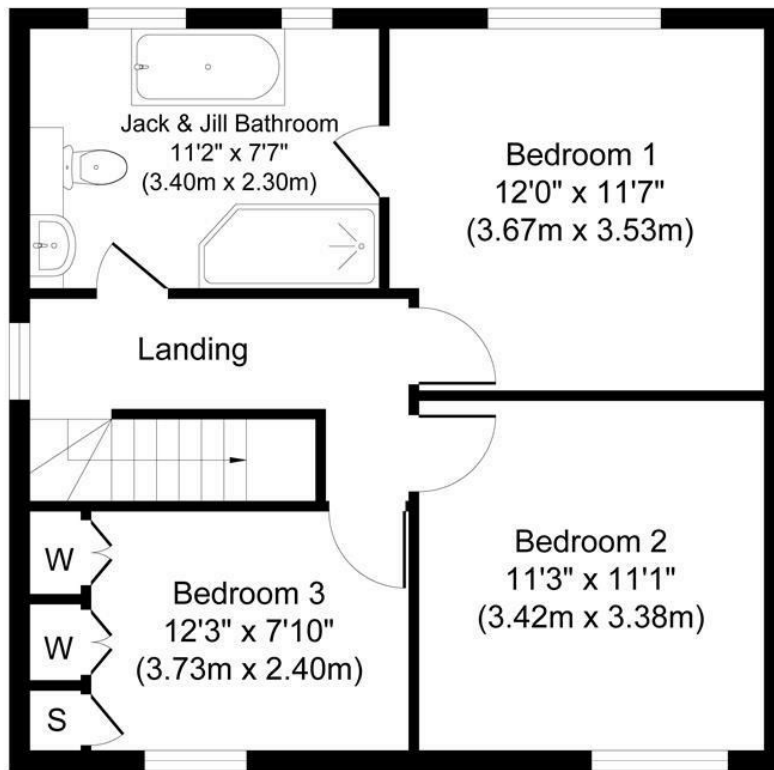
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
546 sq. ft
(50.76 sq. m)

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