

Town & Country
Property Agents

GRICE &
HUNTER

Chartered Surveyors
Est 1924



**NUMBER 99 DONCASTER ROAD
WESTWOODSIDE DN9 2EQ**

- A substantial 4 Bedroom Detached property with about 4.43 Acres including Stables, Outbuildings and Double Garage • Offered for sale with no forward chain •



Price Guide: £395,000

Website: www.gricehunter.co.uk

DESCRIPTION

The property comprises an individual dormer style dwelling with adaptable and spacious family accommodation including an attached double garage. The living space briefly includes to the ground floor a dining kitchen, utility room, lounge, conservatory, bedroom and bathroom. To the first floor there are 3 further good sized bedrooms and a toilet.

Externally the grounds include:

- A 1.4 acre paddock.
- General purpose building.
- Range of stables.
- About 2.5 acres of woodland.
- Extensive frontage to Doncaster Road including secondary access.

LOCATION

The old established village of Westwoodside is located about 12 miles east of Doncaster on the B1396. The village is readily accessible to surrounding towns and Doncaster Sheffield Airport is about 8 miles away. The well served small town of Epworth is about 4 miles away.

The property is located on the fringe of the village, on the south side of Doncaster Road and has enormous potential.

ACCOMMODATION

All measurements are approx. only

Ground floor

ENTRANCE HALL with radiator and PVCu double glazed door.

LOUNGE (about 5.45m x 3.87m) with 2 radiators, PVCu double glazed window to side and rear, internal door to the hallway and sliding double glazed patio doors to the:

CONSERVATORY (about 3.0m x 2.56m) with radiator, tiled flooring and PVCu double glazed windows and door.

INNER HALLWAY with built in cloaks cupboard. Separate doors to kitchen and lounge. Radiator to understairs area.

DINING KITCHEN (about 6.25m x 2.93m) including fitted base and wall cupboards with work tops, 1 ½ bowl sink unit, island breakfast table with storage space beneath and cabinet over, built-in oven and hob, radiator, front facing PVCu double glazed windows, including bow.

UTILITY ROOM (3.55m x 1.87m) with work tops, wall cupboards, sink unit, plumbing for washer/dryer, space for fridge etc. PVCu double glazed window, radiator and internal door to the double garage:

BEDROOM 1 (about 4.46m x 3.57m) with radiator and PVCu double glazed window.

BATHROOM (about 3.54m x 2.35m) being fully tiled to walls and with a white suite comprising bath, wash basin, w.c., bidet and shower. Radiator and PVCu double glazed window.

REAR ENTRANCE (about 2.11m x 2.43m) accessed from the kitchen and with side facing PVCu double glazed window, fitted base and wall cupboards and PVCu double glazed doors to rear.

First floor

LANDING with double glazed roof light to front.

BEDROOM 2 (about 5.60m inc. wardrobes x 3.58m) with PVCu double glazed window, radiator and full length fitted wardrobes.

BEDROOM 3 (about 3.50m x 3.16m) with radiator and PVCu double glazed window.

BEDROOM 4 (about 3.72m x 2.70m) with radiator and PVCu double glazed window.

CLOAKROOM (about 1.88m x 1.70m) with w.c., wash basin, PVCu double glazed window and built-in linen cupboard.

OUTSIDE

The whole site extends to about 4.43 Acres (1.78 hectares) as shown on the attached plan.

An electronic gated entrance leads to a block paved driveway and parking area in front of the dwelling.

There is also a secondary entrance to the eastern end of the frontage giving access to the land.

There are formal gardens to the rear of the dwelling including terracing, ornamental pond and summer house.

The grounds include a paddock fronting Doncaster Road with a wooded area to the rear of the property.

Outbuildings include:

Attached Double Garage (about 5.65m x 5.45m) with up-and-over doors, one of which is electric.

A range of Stables including 4 stables and a tack room.

A general purpose building (about 12m x 6m).

Open fronted storeplace and former railway goods wagon.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

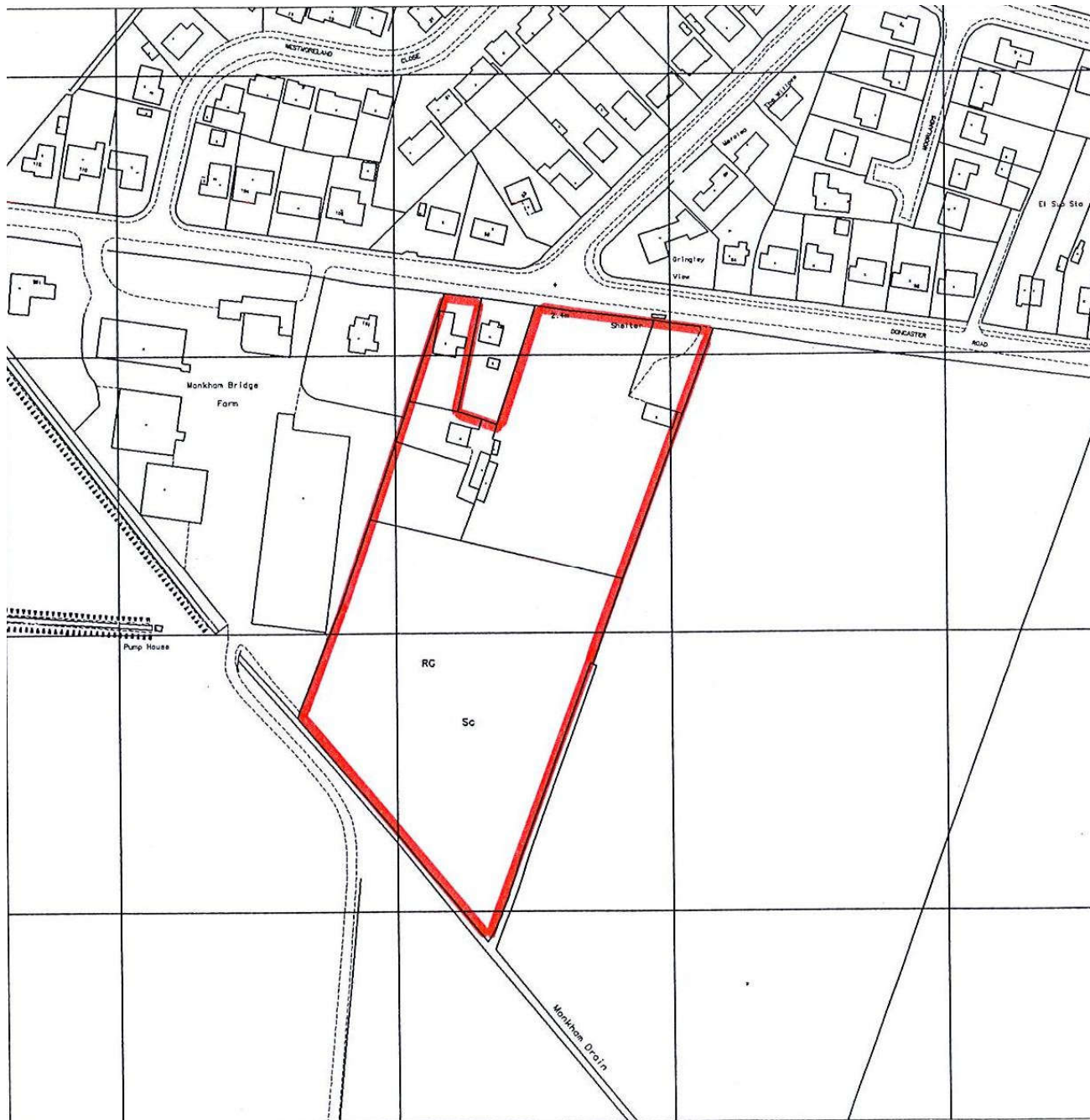
COUNCIL TAX Band E.

TENURE Freehold.

VIEWING By appointment through Grice and Hunter – Haxey office. Tel. 01427 752292.

ENERGY PERFORMANCE RATING – Band C.





Plan not to scale and for illustration purposes only

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The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

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