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Property Agents

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HUNTER

Chartered Surveyors  
Est 1924



**'GRAIZEHOLME' 52 AKEFERRY ROAD  
WESTWOODSIDE DN9 2DS**

- A very good sized and well maintained 4 Bedroom (En-suite) Detached House •
- Spacious family accommodation • Gas Central Heating and PVCu Double Glazing •
- Garage • Offered for sale with no forward chain •



**Price Guide: £265,000**



Website: [www.gricehunter.co.uk](http://www.gricehunter.co.uk)

## DESCRIPTION

An individual and well proportioned Detached House including extensive living space on two floors. The accommodation presently comprises:-

- Reception Hall.
- Through Lounge and Dining Room.
- Conservatory addition.
- Particularly large Kitchen and Living Area.
- Utility Room and Cloakroom.
- Master Bedroom with En-suite.
- 3 further Bedrooms
- Family Bathroom.
- Gas Central Heating, new boiler installed July 2018.
- PVCu Double Glazed Windows.

Graizeholme occupies a pleasant village location with open fields to the rear.

## LOCATION

Westwoodside is an old established and pleasant rural village located about 12 miles east of Doncaster and about 4 miles from the well served town of Epworth. The adjoining village of Haxey also includes a good selection of local facilities. Motorway access via junction 2 of the M180 is about 7 miles and junction 3 of the M18 about 11 miles. Doncaster Sheffield Airport is about 9 miles.

## ACCOMMODATION

**All measurements are approx. only**

**ENTRANCE PORCH** with PVCu double glazed window and external door.

**RECEPTION HALL** with radiator and wider than normal staircase off.

**LOUNGE AND DINING ROOM** (about 8.0m x 3.95m) having side facing PVCu double glazed windows, stone fireplace feature, 2 radiators and sliding double glazed doors opening to the:

**CONSERVATORY** (about 3.2m x 3.1m) having PVCu double glazing, radiator and external PVCu double glazed doors to the garden, with new vertical blinds fitted in June 2018.

**LARGE KITCHEN AND LIVING AREA** (about 7.4m x 4.83m) including extensive base and wall cupboards with work surfaces, two sided breakfast table, one and a half bowl sink unit and integrated appliances comprising halogen hob and double oven. Almost full width double glazed patio doors to the rear with brand new vertical blinds, 3 radiators, tiled and laminate flooring.

**UTILITY ROOM** (about 4.16m x 2.40m) including plumbing for automatic washer, dryer and dishwasher. Work top and single drainer sink unit. PVCu double glazed window.

**CLOAKROOM** (about 2.38m x 0.93m) with w.c., and wash basin in white. PVCu double glazed window, tiling to walls and floor.

## First floor

### LANDING

**BEDROOM 1** (about 5.15m x 3.17m) with radiator and PVCu double glazed window. Fitted wardrobes and bedroom furniture.

**EN-SUITE SHOWER ROOM** (about 3.15m x 1.8m) including shower, w.c., wash basin and vanity wash basin. Radiator, tiling to walls and floor and PVCu double glazed window.

**BEDROOM 2** (about 3.96m x 4.23m) with radiator and PVCu double glazed window.

**BEDROOM 3** (about 3.95m x 3.66m) with radiator and PVCu double glazed window.

**BEDROOM 4** (about 2.57m x 2.0m) with radiator and PVCu double glazed window.

**BATHROOM** (about 2.57m x 1.80m) fully tiled to walls and including bath, wash basin and w.c. Radiator and PVCu double glazed window.

### OUTSIDE

Front garden including block paved driveway giving access to the Integral Single Garage, with remote controlled garage door, PVCu double glazed side window and external door.

Side garden with secondary gated entrance. It should be noted that there is a tenfoot wide right of way over the garden in order to gain access to the agricultural land to the rear of the property.

Enclosed private rear garden with patio and open countryside beyond.

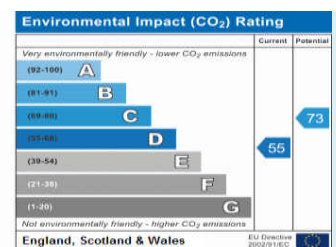
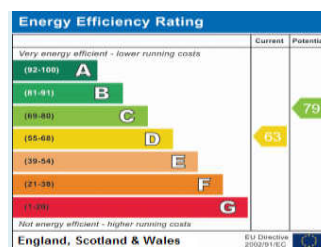
Timber Garden Shed.

**SERVICES** Mains water, electricity, drainage and gas. Gas central heating to radiators. Boiler installed July 2018 (with 5 year guarantee).

**TENURE** Freehold.

**COUNCIL TAX** Band D.

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







View to rear



### Ground Floor

Approx. 125.2 sq. metres (1348.1 sq. feet)



### First Floor

Approx. 73.6 sq. metres (792.7 sq. feet)



Total area: approx. 198.9 sq. metres (2140.8 sq. feet)  
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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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