



Summary details only, pending client approval. We recommend that you obtain a copy of the full approved details before making an offer on the property

19 Langdale Road,
Carcroft, Doncaster, DN6 8QW

£75,000

Offered with no chain is this spacious three bedroom end terraced house situated in a quiet position within close proximity of local amenities and the A1(M) Motorway.

The property comprises: entrance hall, WC, lounge, kitchen/diner, rear porch, landing with store and boiler room, three good sized bedrooms and bathroom.

Gas central heating and double glazing are installed, whilst outside there are gardens to the front and rear.



GROUND FLOOR

Entrance Hall With double glazed entrance door, radiator and storage cupboard and stairs leading to the first floor.

WC With low flush WC, wash basin, tiled floor and double glazed window.

Lounge 10' 10" x 14' 7" (3.31m x 4.45m) Having a gas fireplace with feature surround and hearth, radiator and rear facing double glazed window.

Dining Kitchen 10' 7" x 17' 10" (3.23m x 5.44m) Having a range of fitted wall cupboards and base units incorporating a single drainer stainless steel sink with half bowl, integrated double oven and four ring gas hob with extractor, plumbing for a washing machine and space for a fridge freezer. There is a radiator, front facing double glazed window and rear facing double glazed sliding door leading out to the rear garden.

Rear Porch 6' 0" x 4' 10" (1.83m x 1.48m) With storage cupboard.

FIRST FLOOR

Landing With storage cupboard, boiler room double glazed window and loft hatch.

Bedroom 1 9' 7" x 11' 9" (2.93m x 3.59m) With radiator and rear facing double glazed window.

Bedroom 2 8' 7" x 11' 9" (2.62m x 3.59m) With radiator and rear facing double glazed window.

Bedroom 3 6' 1" x 11' 9" max (1.86m x 3.59m max) With radiator, storage cupboard and rear facing double glazed window.

Bathroom 8' 0" x 5' 8" (2.44m x 1.73m) Having a suite comprising a panelled bath with electric shower, pedestal wash basin and low flush WC. There is a radiator, tiled walls and a double glazed window.

OUTSIDE**Gardens**

To the front there is a garden with patio, access gate and two external stores, whilst to the rear there is a garden with lawn and flower/shrub borders with a rear access gate.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: Travelling into Carcroft from Doncaster along Skellow Road, turn right onto Chestnut Avenue. Turn right onto Langdale Road and the property will be found on the left hand side at the end of the terrace. Alternatively the property can be found by travelling to the end of Patterdale Close via the communal garage block and car park.

ENERGY PERFORMANCE

Energy Efficiency Rating: Current D 66; Potential C 79

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
RA 23125 RJ/DR 25/09/20



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