



**Headingley Way, Edlington Doncaster**



**welcome to**

## **Headingley Way, Edlington Doncaster**

This impressive two bedroom semi-detached family home is situated within a cul-de-sac position and benefits from a driveway and garage, a spacious lounge and a conservatory. Situated close to a host of local amenities and excellent transport links. Ideal for a first time buyer!



**Entrance Porch**

With a side facing exterior door and a further door into the lounge.

**Lounge**

With stairs which rise to the first floor landing, decorative coving, laminate flooring and a central heating radiator.

**Kitchen**

Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer with mixer tap. There is a four ring gas hob with a cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is rear facing double glazed window, a central heating radiator and complimentary tiling.

**Conservatory**

A versatile room with rear facing French doors and side facing double glazed windows which provide an abundance of natural light.

**First Floor Landing**

With a loft hatch and spotlights to the ceiling.

**Bedroom One**

With a rear facing double glazed window, a central heating radiator, coving and fitted wardrobes.

**Bedroom Two**

With a front facing double glazed window, fitted wardrobes and a central heating radiator.

**Bathroom**

Fitted with a side facing obscured double glazed window, a low flush W.C, a wash hand basin and a panelled bath. There is partial tiling to the walls, downlights and coving.

**Outside**

To the front of the property there is a gated driveway which intern leads to the garage and provides generous off road parking for multiple cars. To the rear, the garden is mainly laid to lawn with a patio area and fencing to the perimeter.

**Garage**

With up and over door.



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## Headingley Way, Edlington Doncaster

- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- SET BACK CUL-DE-SAC LOCATION
- DRIVEWAY AND GARAGE
- ENCLOSED LAWNED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126603 - 0002

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