

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW

Date: 24 September 2026

Property Ref and Version: THN105575 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW

Date: 24 September 2026

Property Ref and Version: THN105575 - 0004

>> **price**

£115,000

Tenure: Freehold

>> **key features**

- > NO UPWARD CHAIN!
- > Ideal For First Time Buyers & Investors
- > Enclosed Rear Garden
- > Close To Local Amenities & Schools
- > Viewing Is Essential
- > EPC Rating: C

>> **short description**

IDEAL FOR INVESTORS & FIRST TIME BUYERS! This three bedroom semi detached home located in Moorends boasts an enclosed rear garden, fitted kitchen, close to local amenities and schools & has the potential to add your own stamp.

>> **long description**

Agents note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

>> **directions**

>> **Agent Note**

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW

Date: 24 September 2026

Property Ref and Version: THN105575 - 0004

>> room description

Entrance Hall

Upon entering the property through the PVC door there is stairs rising to the first floor and a door into the lounge.

Lounge

The lounge comprises of a front facing double glazed window, a centrally heated radiator, a storage cupboard & carpet floor covering.

Kitchen

Boasting wall & base units, sink & drainer, part tiling to the walls, a rear facing double glazed window, linoleum flooring & a door leading to two storage rooms.

Bedroom One

Bedroom one offers a front facing double glazed window, a centrally heated radiator, a storage cupboard & laminate floor covering.

Bedroom Two

Bedroom two comprises of a rear facing double glazed window, a centrally heated radiator, a storage cupboard & carpet floor covering.

Bedroom Three

Bedroom three comprises of a front facing double glazed window, a centrally heated radiator & laminate floor covering.

Bathroom

The bathroom offers a bath with shower overhead, low flush w/c, wash hand basin, a rear facing double glazed window, a centrally heated radiator & linoleum floor covering.

Outside & Exterior

To the front of the property there is a low maintenance gravel area to the front and side of the property. The rear of the property is fully enclosed with a paved area & lawn area.

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW

Date: 24 September 2026 **Property Ref and Version:** THN105575 - 0004

>> **room description**

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW
Date: 24 September 2026 **Property Ref and Version:** THN105575 - 0004

>> **room description**

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW

Date: 24 September 2026

Property Ref and Version: THN105575 - 0004

>> **property images**



Your William H Brown office: 8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA
T 01405 812334 **E** thorne@williamhbrown.co.uk

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW

Date: 24 September 2026

Property Ref and Version: THN105575 - 0004

>> **property images**



property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW

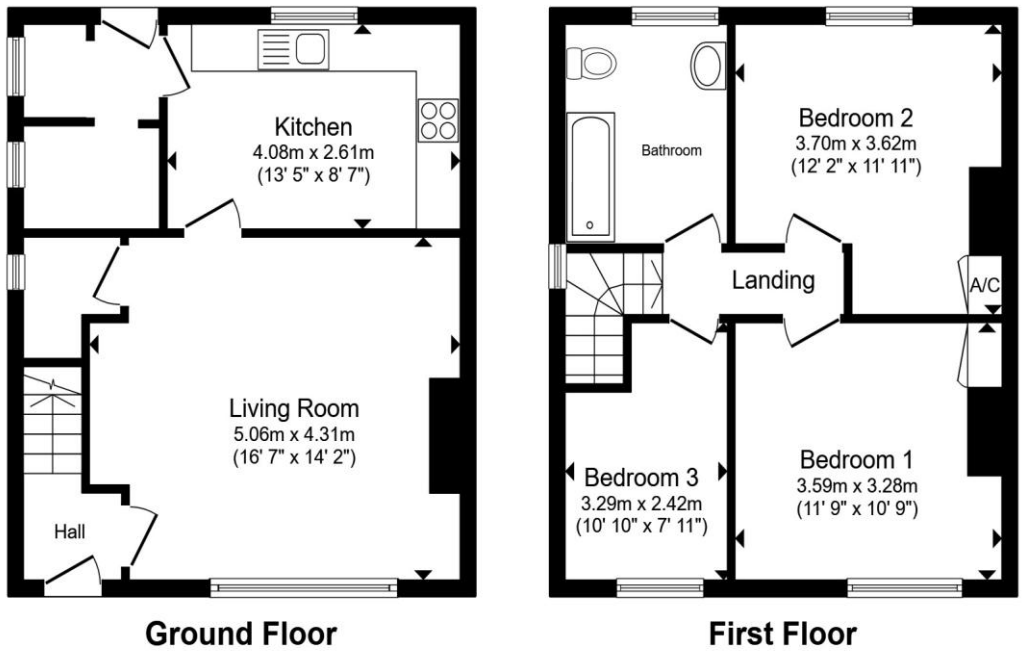
Date: 24 September 2026 **Property Ref and Version:** THN105575 - 0004

> > property images

property details **approval form**

31 Gainford Road, Moorends, Doncaster, South Yorkshire, England, DN8 4QW
Date: 24 September 2026 **Property Ref and Version:** THN105575 - 0004

>> floor plan



Total floor area 84.4 m² (908 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Hayley Flint		
Mr S. Box		