



## Stapleton Road

Warmsworth, Doncaster, DN4 9LN

£1,100



This stunning mid-terrace house on Stapleton Road offers a perfect blend of comfort and convenience with a WOW factor.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it easy to access nearby towns and cities. Whether you are a first-time renter or looking for a new home, this home presents a wonderful opportunity to enjoy the best of Warmsworth living.

Do not miss the chance to make this charming mid-terrace house your new home.



Description

Simply stunning throughout - DONT MISS THIS ONE !  
A sleek and modern three bedroom property with open plan / kitchen diner, lounge three bedrooms and a stunning bathroom.

Kitchen / Diner 26'2" x 21'1" (8.00m x 6.45m)

The kitchen / diner is a sleek and modern with a minimalist, high-gloss aesthetic with handle-less grey cabinets run wall-to-wall, including tall units that integrated double fridge freezers, fan assisted oven and grill, microwave, dishwasher and washing machine, giving a very clean, seamless look. The 'L' shaped layout with a central island that extends as a breakfast / work surface houses a black induction hob and extractor above with a built in retractable charging unit in the light, marble-effect countertops with subtle veining add contrast and softness to the grey units. The recessed ceiling spotlights provide bright, even illumination throughout. reflecting off the large format, polished light-grey tiles enhance the modern feel and space. The central heating combi boiler is located in the kitchen cupboard.

Lounge 26'2" x 12'5" (8.00m x 3.79m)

Leading through from the kitchen / diner the continuation of the tiled floor enhances the space on offer with built in lit display recesses, inserted window blinds to the front and rear windows, recess lighting and radiator and access into the rear garden.

Stairs & Landing

Leading to the first floor up the carpet stairs and recess ceiling lights.

Master Bedroom 15'5" x 7'8" (4.70m x 2.35m)

A double bedroom front facing with built in sound surround, recess lighting and built in open fronted wardrobes.

Bedroom Two 12'8" x 10'11" (3.87m x 3.34m)

A double bedroom front facing, recess lighting and built in open fronted wardrobes.

Bedroom Three 8'10" x 7'11" (2.71m x 2.43m)

A three quarter size bedroom rear facing, recess lighting and built in open fronted wardrobes.

Bathroom

The show piece !  
The bathroom is a generous space accommodating a large free standing bath, double walk in shower cubicle, hand basin with light up mirror and wc, tiled walls and aqua board panelled ceiling with recess lights.

Outside

To the front there is Astro turf and slate slabs leading to the front door enclosed with a dwarf perimeter wall. To the rear there is a block paved yard with an open storage shed and brick built out building with hot and cold out side taps.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

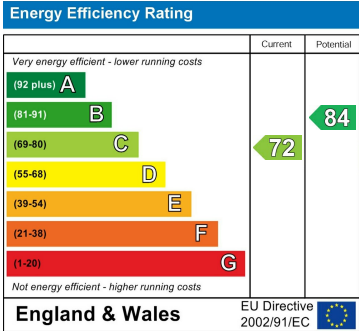
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.