



The Abbes Walk, Doncaster

Offers In Excess Of £550,000



The Abbes Walk, Doncaster

DESCRIPTION

!A RARE OPPORTUNITY WITH A THIRD OF AN ACRE OF LAND!

A rare opportunity to acquire this wonderful brick built home in one of South Yorkshires most sought after locations, The Abbes Walk, Burghwallis. Burghwallis is a small village and civil parish in rural South Yorkshire, England. The population of the civil parish as of the 2011 census was 300. The village is situated amongst mixed farmland and woodland on a slight rise roughly six miles north, north west of Doncaster, or one mile off the A1. Accessing the dwelling through electric gates to the private driveway of this impressive home offers a country setting on both sides. The property briefly comprises: Entrance hallway, cloakroom, kitchen, dining room, utility room, lounge, four double bedrooms and family house bathroom. This fantastic opportunity is built upon a third of an acre of land, has beautifully landscaped gardens, plus a double width driveway leading to a detached garage. The property is peacefully located, nestled on the edge of the village of Burghwallis offering good local schools and only a short drive to the motorway.

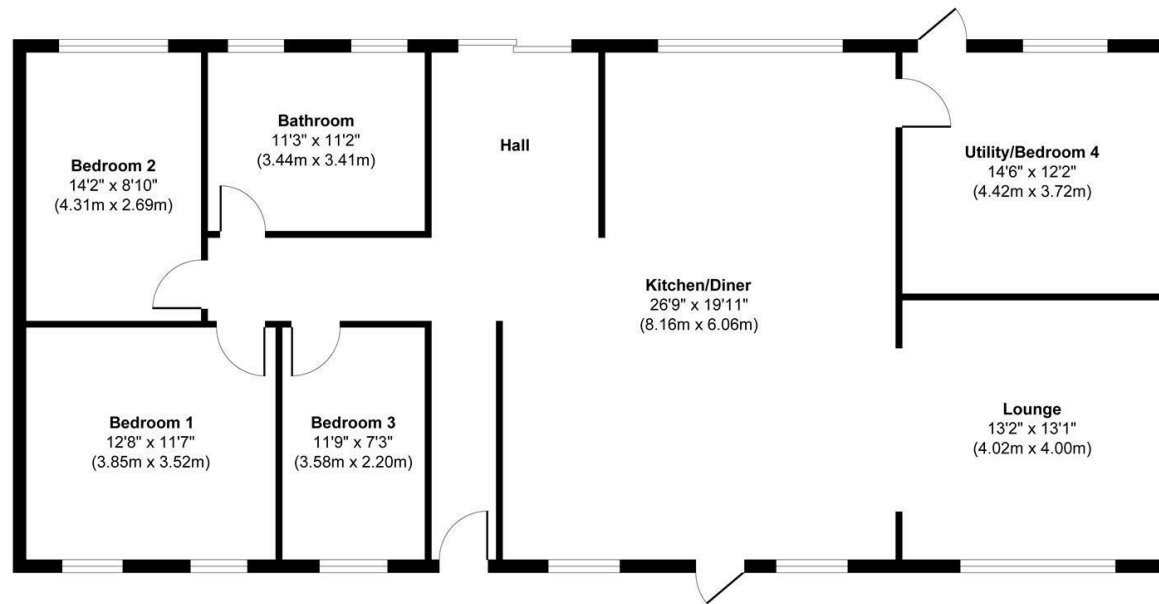
CALL HUNTERS BARNESLEY TODAY!

- Large gardens
- Third of an acre of land
- Peaceful location
- No vendor chain
- Detached garage
- Potential building plot





Birney House



Floor Plan

Approx. Gross Internal Floor Area 1475 sq. ft / 137.08 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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