



## Ledbury Gardens, Cusworth, Doncaster, DN5

**£315,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 5

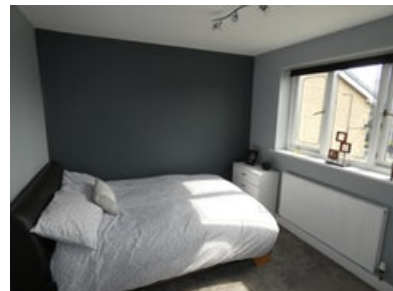
**\*\*MOTIVATED VENDOR\*\*** **\*\*VIEWING HIGHLY RECOMMENDED\*\*** Housesimple is pleased to present this immaculate five/six bedroom detached family home located in the popular village of Cusworth in a quiet cul-de-sac. The property provides spacious family accommodation and has the benefit of gas central

## Key features:

- Viewing Highly Recommended
- Great Location
- Ideal Family Home
- Five Double Bedrooms
- Great Sized Rear Garden
- Well-Presented
- RECENTLY REDUCED
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED

## Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band D (£1528.37 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



**\*\* RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING HIGHLY RECOMMENDED \*\***

Housesimple is pleased to present this immaculate five/six bedroom detached family home located in the popular village of Cusworth in a quiet cul-de-sac.

The property provides spacious family accommodation and has the benefit of gas central heating and double glazing and briefly comprises: entrance hall, study/ bedroom, downstairs shower room, utility cupboard, spacious lounge, open plan kitchen-diner with a modern range of units and appliances, conservatory, first floor landing, five double bedrooms and family bathroom.

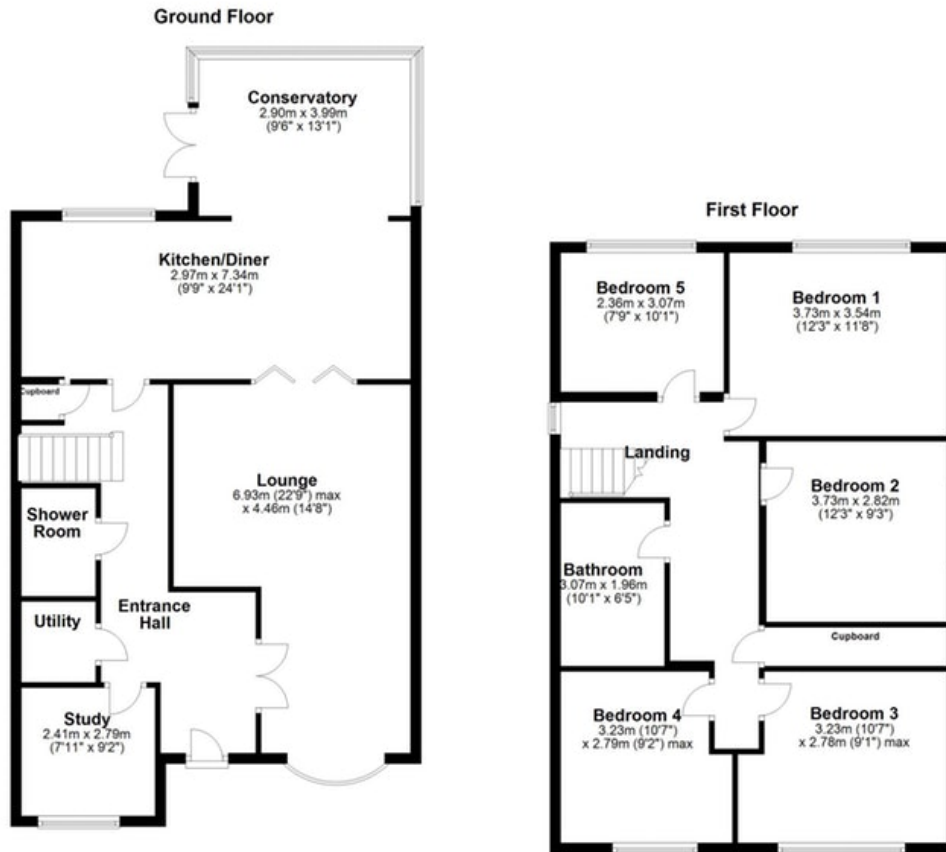
Outside to the front of the property is a good sized lawned garden with fencing and a driveway to the side provides parking for several vehicles and leads to the garage with light and power and to the rear is a low maintenance enclosed garden with decking and patio area and shed with light and power.

There are a fantastic range of local amenities in the nearby town of Doncaster and being just a 5 minute walk from Cusworth Hall Museum & Park which includes a restaurant, tea rooms and brewery there is plenty to explore nearby. The house is also within catchment area of a superb range of schools.


Situated near to the A1 and M18 the home is within a commutable distance to both Leeds & Sheffield (less than 45 minutes) and is only a short drive from the stunning Peak District, it would be ideal for a family looking to move to a lovely, quieter area.


Viewing is highly recommended to fully appreciate the property and the area, call Housesimple today on 0333 103 8390 to book in!

Floor plan:



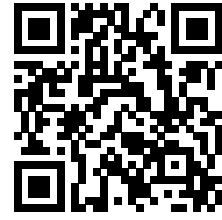
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		69	77
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			90
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		62	
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

## MISREPRESENTATION ACT, 1967.

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