

**2 Bedroom(s), Detached House, Freehold**

**Elizabeth Avenue, Kirk Sandall, Doncaster.**



- No Chain
- Lounge
- Two Bedroom Detached Home
- Parking to the Rear
- Local Amenities and Transport Links

- 3D Virtual Tour Available
- Kitchen
- Modern Family Bathroom
- Front Garden and Rear Enclosed Garden
- Popular Location in Kirk Sandall

**£169,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

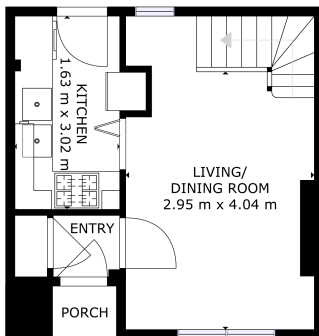


## Owner's View

Situated on the popular Elizabeth Avenue in Kirk Sandall, Doncaster, this well-presented two-bedroom detached home offers comfortable living in a sought-after residential area. The property features a bright lounge, a fitted kitchen, and a modern bathroom. There are two well-proportioned bedrooms, making it ideal for first-time buyers, downsizers, or investors. Outside, the home benefits from a neatly maintained front garden, an enclosed rear garden perfect for relaxing or entertaining, and off-road parking to the rear. Located close to local amenities, schools, and transport links, this charming property is not to be missed.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 24 m<sup>2</sup>, FLOOR 2: 24 m<sup>2</sup>  
TOTAL: 48 m<sup>2</sup>

Matterport

## Kitchen

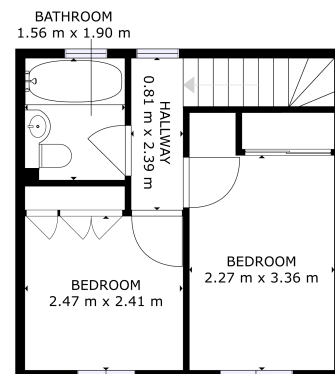


## Lounge



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 24 m<sup>2</sup>, FLOOR 2: 24 m<sup>2</sup>  
TOTAL: 48 m<sup>2</sup>

Matterport



## Master Bedroom



## Bedroom



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water - yes

Water Meter - yes

Tenure - freehold

Solar Panels - No

Space Heating System -



Approximate Heating System Installation Date - unsure

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - in Entrance hall in a storage cupboard

Approximate Electrical System Installation Date - unsure

Permanent Loft Ladder - no

Loft Insulation - yes

Loft Boarded out – no

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate

