

4 Bedroom(s), Detached House, Freehold

High Alder Road, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Four Bedroom Detached Family Home
- Integral Garage
- Ensuite To Master Bedroom
- Separate Dining Room
- Ground Floor W/C

- No Chain
- Corner Plot
- Driveway
- Utility Area
- Conservatory
- Garden to side & rear with south facing

£325,000

For Sale

Book your viewing today Tel: 01302 247754

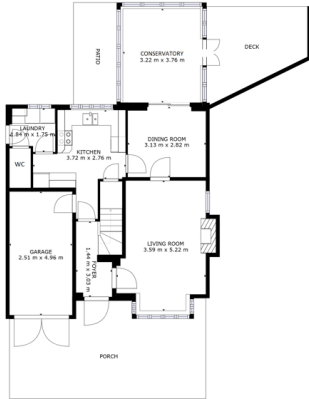
Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website..

Lovely family home in a popular area of Doncaster. Within walking distance of the property are really good primary and secondary schools, together with walks to the Lakeside, parks and local amenities.

Ground Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 64 m², FLOOR 2: 51 m²
ENCLOSED AREA: GARAGE: 15 m²
DECK: 12 m², PATIO: 7 m²
PORCH: 17 m²
TOTAL: 114 m²

FLOOR 1



Kitchen / Utility Area



Lounge



Dining Room



Conservatory

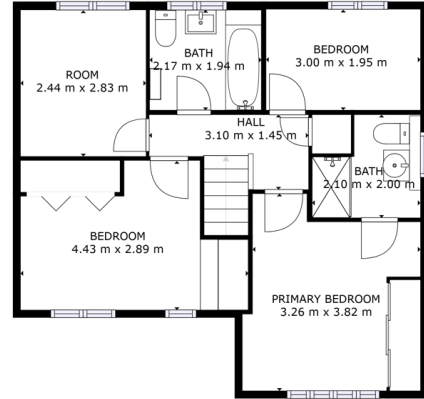


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 21.14 m², FLOOR: 2: 31.14 m²
EXCLUDED AREA: GARAGE: 13 m²
LOCK: 13 m², REFR: 7 m²
PORCH: 27 m²
TOTAL: 144 m²

FLOOR: 2

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom With Ensuite





Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Externals

Front Aspect





Rear Aspect



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Estimated £1296

Average Annual Gas Bills - Estimated £2324

Average Annual Water Bills - £611

Tenure - Freehold

Solar Panels - No

Space Heating System - Boiler With Radiators

Approximate Heating System Installation Date - 2018

Water Heating System - Gas Boiler With Hot Water Tank

Approximate Water Heating Installation Date - 2018

Boiler Location - Integral Garage

Approximate Electrical System Installation Date - 1993 when built

Approximate Electrical System Test Date - 2018

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 