

4 Bedroom(s), Semi-Detached House, Freehold

Victorian Crescent, Town Moor.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Ground Floor W/C and Shower Room
- Four Bedrooms
- Rear Enclosed Garden with Converted Garage
- Sought After Location

- Traditional and Charming Detached Family Home
- Two Reception Rooms
- Utility Space
- Family Bathroom and Separate Toilet
- Driveway Allowing for Off Road Parking

**Offer in Region Of
£315,000
For Sale**

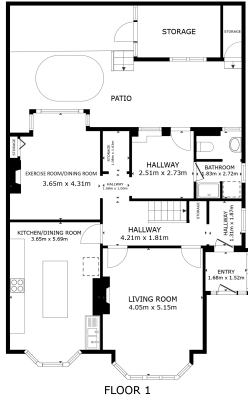
Book your viewing today Tel: 01302 247754

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...A large 4 bedroom semi-detached Edwardian property in the heart of Doncaster. With views of the Town Fields. Access to local schooling including the excellent Hall Cross Academy, one Doncaster best performing secondary schools for a number of years. Access to the racecourse is a 5 min walk away, the town centre is also 5 min away, including all its amenities, bars, restaurants etc. Doncaster Royal Infirmary is also under a 5 min walk from the property.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 30.5 sqm FLOOR 2: 202.3 sqm
ENCLOSURE AREAS: PATIO: 36.7 sqm
TOTAL: 179.5 sqm



Lounge



Entrance Hallway



Breakfast Kitchen



Dining Room/Gym



Utility Area



Ground Floor Shower Room

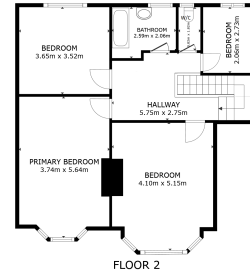


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 93.5 m² FLOOR 2: 80.3 m²
ENCLOSED AREAS: 193.8 m²
TOTAL: 173.8 m²

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Separate W/C



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - No
 Average Annual Electricity Bills -
 Average Annual Gas Bills -
 Average Annual Water Bills - £913



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2019

Boiler Location - In the store cupboard on the ground floor

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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	