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**3 Bedroom, Semi Detached House**

**St Wilfrids Road, Bessacarr**



- Available Immediately
- Entrance Hall
- Lounge
- Kitchen Diner

- Utility Room
- Three Bedrooms
- Bathroom
- Front and Rear Gardens

**£625.00 Per month  
TO LET**

Arrange a viewing today

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## Owners View

Three bedroom family home located on the desirable St Wilfrids Road in Bessacarr and only a short walk to local amenities and great schools nearby.

### Ground Floor

#### Entrance Hall

This property is approached through a secure door with decorative glass insert allowing light to flow into the room. Carpeted with stairs ahead rising to the first floor with a door to the right leading to the lounge.

#### Lounge

Spacious lounge with a centrally positioned fire place adding a sense of warmth to the room. The window gives lovely views over the front garden. Double glass doors gives easy access to the kitchen.



#### Kitchen Diner

The kitchen is fitted with cream wall and base units with a wooden worktops above to compliment the finish, incorporating a sink unit and drainer sitting beneath a window overlooking the rear garden. Built in appliances include a four ring gas hob with oven below. The kitchen benefits from a useful door leading to the utility room and adequate space is given for a fridge freezer, table and chairs.



#### Utility Room

Useful utility room gives access to the side of the property and provides plenty of room for a washing machine and dryer with a storage cupboard for any other household appliances.



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## First Floor

### Master Bedroom

Located at the front of the property is the master bedroom which benefits from a built in storage unit and a window overlooking the front of the home.



### Bedroom Two

Bedroom two is located at the rear of the property and is of double proportions.



### Bedroom Three

This single bedroom is found at the front of the home.



### Bathroom

Fully tiled bathroom suite comprising of a wash hand basin, toilet and bath with shower above. An obscured window allows light and fresh air to flow through the room.



## External

### Front Garden

A wrought iron gate opens to give access to a path which leads towards the entrance. The garden itself is mainly lawned.





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## Rear Garden

Enclosed rear garden





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## Energy Performance Certificate



147, St. Wilfrids Road, DONCASTER, DN4 6AG

Dwelling type: Semi-detached house Reference number: 9258-6067-7214-6931-9914  
Date of assessment: 15 April 2019 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 15 April 2019 Total floor area: 81 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

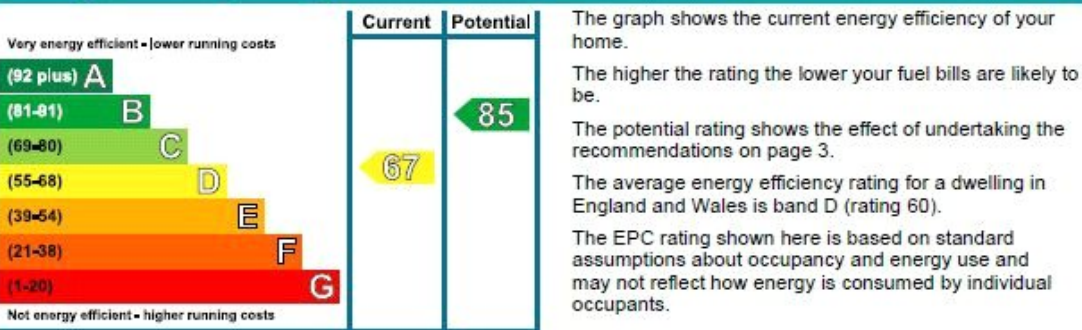
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,268</b>
<b>Over 3 years you could save</b>	<b>£ 531</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 180 over 3 years	
Heating	£ 1,434 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 594 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 2,268</b>	<b>£ 1,737</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 147
2 Increase hot water cylinder insulation	£15 - £30	£ 75
3 Low energy lighting for all fixed outlets	£15	£ 54

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.