

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

Whiphill Close, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Modern Fitted Breakfast Kitchen
- Sun Room
- Contemporary Family Bathroom
- Driveway and Garage

- Three Bedroom Semi Detached Family Home
- Lounge
- Utility Room
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

£245,000
For Sale

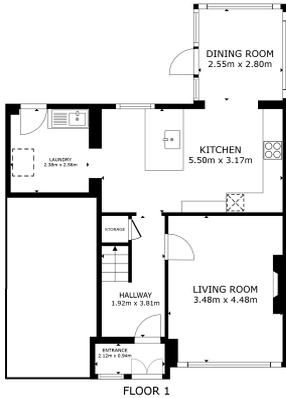
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Owner's View

On the ever-popular Whiphill Close in Bessacarr, this three-bedroom semi-detached home offers spacious and modern living, ideal for families or those looking to downsize. The property benefits from a driveway and garage, providing ample off-road parking. Internally, the home features a welcoming lounge, perfect for relaxing evenings, and a stylish open plan breakfast kitchen that flows seamlessly into a bright sun room, creating a fantastic space for everyday living and entertaining. A separate utility room adds practicality and convenience. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom finished to a high standard. Externally, the property boasts a rear enclosed garden, offering a private and secure outdoor space to enjoy throughout the warmer months. Located in a sought-after residential area close to local amenities, reputable schools and excellent transport links, this is a fantastic opportunity to acquire a lovely home in a desirable location.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 36.4 m² FLOOR 2: 29.4 m²
TOTAL: 65.8 m²

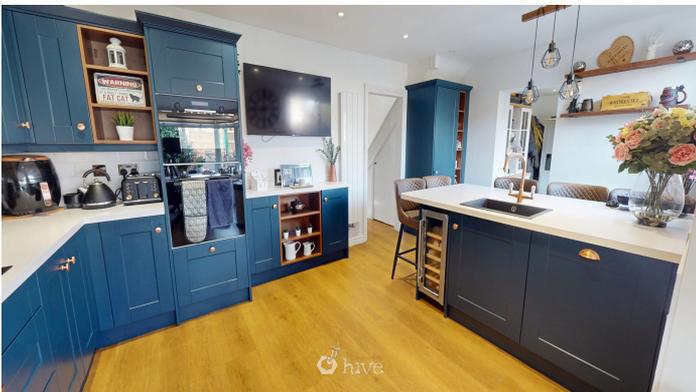
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Open Plan Breakfast Kitchen & Sun Room



Lounge





Utility Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1584 sq ft FLOOR 2 2814 sq ft
 TOTAL: 4397 sq ft
SIZES AND COVERINGS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom

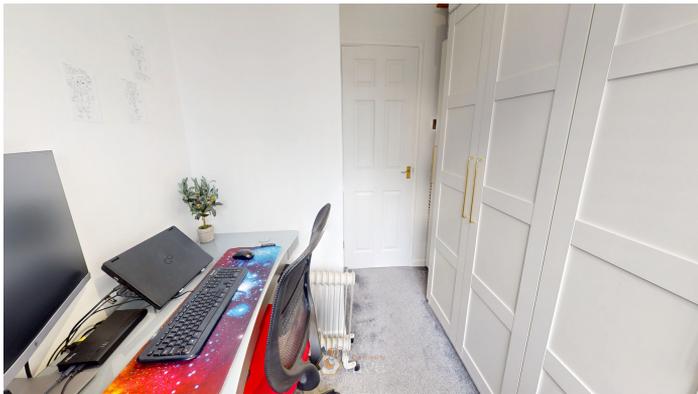


Bedroom





Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)



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Approximate Water Heating Installation Date -

Boiler Location - Utility

Approximate Electrical System Installation Date - 7/16/2020

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

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.

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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	