

3 Bedroom(s), Detached House, To be Advised

Willowlees Court, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Three Double Bedrooms
- Spacious Lounge and Separate Dining Room
- En Suite to Master Bedroom
- Driveway Allowing for Off Road Parking

- Detached Family Home In An Envidable Location
- Modern and Contemporary Kitchen
- Cloakroom with Toilet
- Out Building Used as a Bar
- Rear Enclosed Garden

£289,950
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

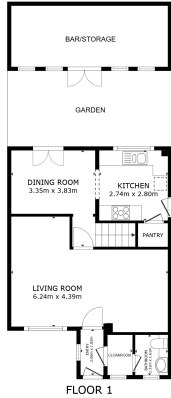
3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

Detached family home located on a small quiet and friendly cul de sac. The property is of good proportions for a growing family with a garage conversion making a larger than average lounge. In the rear garden you will find a generous sized cabin where the current owners use as a bar and entertaining area.

An array of shops are within walking distance, together with excellent primary and secondary schools.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 31.00 m² FLOOR 2: 24.6 m²
EXCLUDED AREAS: STORAGE: 0.2 m² PATIO: 19.7 m²
TOTAL: 95.6 m²



Lounge



Kitchen



Dining Room

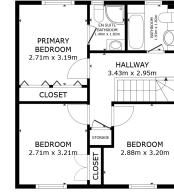


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 91.50m² FLOOR 2: 24.46 m²
EXCLUDED AREAS: STAIRS: 12.20m² PATIO: 19.7 m²
TOTAL: 95.5 m²



Master Bedroom with En Suite





Bedroom



Family Bathroom



Bedroom



Externals

Front Aspect



Rear Garden



Bar



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development



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Web: www.thepropertyhive.co.uk

affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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.

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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	61	
(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	