

**3 Bedroom(s), Detached House, Freehold**

**Hakehill Close, Bessacarr.**



- No Chain
- Out Building Ideal For Office Space With Shower Room
- Kitchen
- Three Bedrooms
- Front and Rear Gardens
- Sought After Location

- 3D Virtual Tour Available
- Well Presented Detached Family Home
- Open Plan Lounge Dining Room
- Bathroom
- Driveway Allowing for Off Road Parking

**£285,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

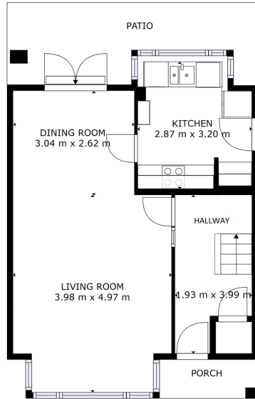
## Owner's View

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...

Nestled within the peaceful and highly sought-after neighborhood of Bessacar, this delightful 3-bedroom detached house on Hakehill Close offers a unique blend of local amenities and tranquil surroundings. Boasting a range of enticing features, including a versatile out-building with a shower room, this property promises a comfortable and convenient lifestyle for its future owners. It is situated in a desirable location for families with it having some great primary and secondary schools close by, a selection of shops and bus route to Doncaster Town Centre and train station.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 0: 46 m<sup>2</sup>, FLOOR 0: 38 m<sup>2</sup>  
EXCLUDED AREAS - PATIO: 11 m<sup>2</sup>  
PORCH: 2 m<sup>2</sup>  
TOTAL: 83 m<sup>2</sup>

FLOOR: 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Open Plan Lounge Dining Room

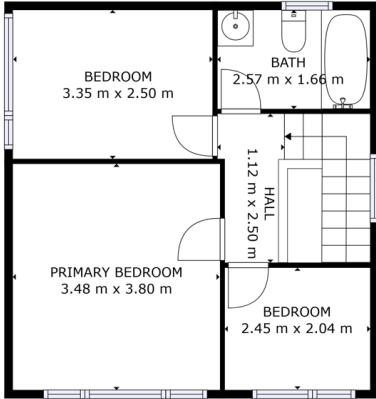


## Kitchen



## First Floor

### Floor Plan



OFFICE INTERNAL AREA  
FLOOR 1: 45 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
ENCLOSED AREA - PERIOD: 11 m<sup>2</sup>  
PORCH: 2 m<sup>2</sup>  
TOTAL: 86 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



## Second Bedroom



## First Bedroom



## Third Bedroom



## Bathroom



## External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels -No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -3 years

Water Heating System -Gas combi boiler

Approximate Water Heating Installation Date - 3 years

Boiler Location - Downstairs cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 