

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

Ivanhoe Road, Edenthorpe, Doncaster.



- 3D Virtual Tour Available
- Garage And Driveway
- Popular Area with Great Schools and Amenities
- Downstairs W/C
- Kitchen

- Three Bedroom Family Home
- Potential for Renovation
- Spacious Living Room Diner
- Rear Enclosed Garden
- Family Bathroom

£180,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Discover this inviting 3-bedroom semi-detached property on Ivanhoe Road, Edenthorpe, offering a perfect blend of comfort and potential. Partially renovated, this home provides an excellent opportunity for you to add your own personal touches and truly make it your own.

Located in the popular area of Edenthorpe, this home is close to local amenities, schools, and transport links, making it a fantastic choice for families or first-time buyers.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 32.24 sqm FLOOR 2: 42.7 sqm
EXCLUDED AREAS: PORCH 1.20 sqm
TOTAL: 84.9 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge Diner



Kitchen





W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 3: 52.2 m² FLOOR 2: 42.7 m²
ENCLOSURE MEASUREMENT: 41.4 m²
TOTAL: 94.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - A
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - No
 Tenure - Freehold
 Solar Panels - No
 Space Heating System - Gas Boiler with radiators

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



Approximate Heating System Installation Date -
 Water Heating System - Gas boiler (Combi)
 Approximate Water Heating Installation Date -
 Boiler Location - Understair cupboard in the kitchen
 Approximate Electrical System Installation Date - 6/5/2023
 Permanent Loft Ladder - Yes

Loft Insulation - No
 Loft Boarded out - Yes

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 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



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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		83
(69-80) C	70	
(55-68) D		
(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	