

3 Bedroom(s), Detached House, Freehold

Hindburn Close, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Detached Family Home
- Kitchen And Utility Room
- Driveway And Garage
- Local Amenities, Schools and Transport Links

- No Chain
- Spacious Lounge Diner
- Family Bathroom
- Rear enclosed garden

£265,000

For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Situated on the popular Hindburn in the sought-after area of Bessacarr, this well maintained family home has been owned since 1986 and offers a fantastic opportunity for its next chapter. The property provides spacious and versatile accommodation, ideal for family living, with generous reception space and well proportioned bedrooms. To the first floor are comfortable bedrooms and a family bathroom. Externally, the home enjoys a pleasant outlook to the front and is not overlooked, adding to its appeal. Well located for local shops, reputable schools and with easy access to Lakeside and its amenities, this property presents an excellent opportunity for buyers looking to secure a home in a desirable residential area and make it their own.

Ground Floor

Kitchen

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 81.27 sqm. TOTAL: 84.1 sqm
EXCLUDED AREA: PATIO 12.27 sqm. GARAGE 12.2 sqm
TOTAL: 105.8 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Lounge Diner



Utility Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 61.7 m² FLOOR 3: 44.1 m²
EXCLUDED AREA: PATIO 12.1 m² GARAGE 12.9 m²
TOTAL: 128.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom



Bedroom



Bedroom



Family Bathroom With Separate W/C



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water- Yes

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 01/09/1978

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 01/09/1978

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 01/09/1978

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 