

4 Bedroom(s), Detached House, Freehold

Muirfield Avenue, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Lounge
- Four Generously-Proportioned Bedrooms
- En Suite to Master
- Driveway and Garage offering Ample Parking

- Stunning and Modern L-Shaped Kitchen Diner
- Downstairs W/C
- Contemporary Family Bathroom
- Beautifully Presented and Extended Four Bedroom Detached Family Home
- Rear Enclosed Garden

£325,000

For Sale

Book your viewing today Tel: 01302 247754

Owner's View

This has been our family home for the last 24 years, during which time we have enjoyed its quiet location situated in a quiet cul de sac in a semi rural location with close access to woodland, countryside walks, schools and amenities.

Ground Floor

Floor Plan

Entry



Kitchen Diner



Lounge



W/C



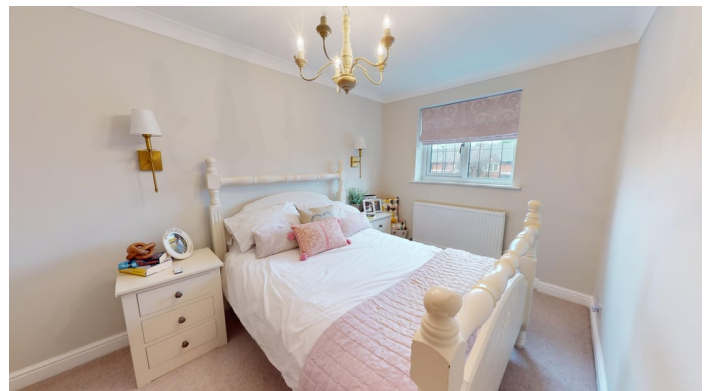
First Floor

Floor Plan

Master Bedroom with En Suite



Bedroom





Bedroom



Family Bathroom



Externals



Front Aspect

Bedroom



Rear Garden



has been upgraded since its installation in 1989.

Approximate Electrical System Installation Date - 2/28/1989

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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 tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes (leased)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2/28/1989

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 2/28/1989

Boiler Location - Boiler located in garage, however the heating system

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	80	
(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 