

3 Bedroom(s), Detached House, Freehold

Whitton Close, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Detached Family Home
- Kitchen and Separate Utility Room
- Family Bathroom
- Driveway and Garage

- No Chain
- Open Plan Lounge Diner
- Ground Floor W/C
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

£260,000
For Sale

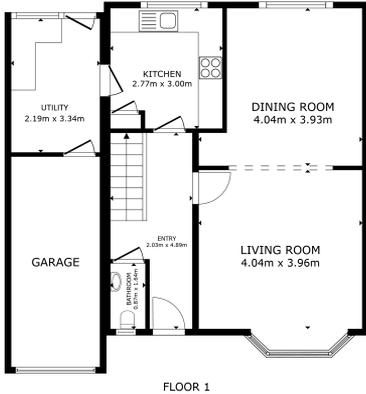
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Owner's View

Situated on the popular Whitton Close in the sought-after area of Bessacarr, this three bedroom detached family home is offered with no onward chain and presents a fantastic opportunity for buyers looking to add their own stamp. The ground floor features a spacious open-plan lounge and dining area, providing a versatile and light-filled living space, alongside a fitted kitchen, separate utility room and a convenient ground floor W/C. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a rear enclosed garden, ideal for families and outdoor entertaining, along with a driveway and garage providing ample off-street parking. Well located for local amenities, schools and transport links, this home offers excellent potential and would suit a range of buyers including families and those seeking a property in a desirable residential area.

Ground Floor

Floor Plan



GROSS INTERNAL AREA:
FLOOR 1: 90.2 sq m FLOOR 2: 25.4 sq m
EXCLUDED AREA: GARAGE: 15.3 sq m
TOTAL: 110.7 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge Diner



Kitchen





Utility

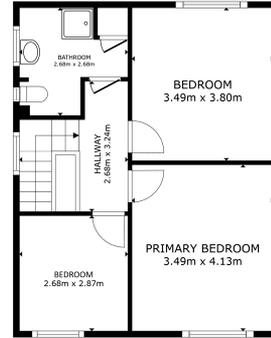


W/C



First Floor

Floor Plan



FLOOR 2

BRICKS INTERNAL AREA
FLOOR SLAB AREA FLOORING 20.4 m²
EXCLUDED BALCONY FLOORING 11.5 m²
TOTAL: 31.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom



Bedroom





Bedroom



Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)



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Approximate Water Heating Installation Date -

Boiler Location - Kitchen/Utility

Approximate Electrical System Installation Date - 1/1/1975

Permanent Loft Ladder - Yes

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.

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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		
(69-80) C		76
(55-68) D	62	
(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 