

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

Holly Grove, Rossington.



- 3D Virtual Tour Available
- Beautiful Semi Detached Home
- Modern and Stylish Open Plan Kitchen Dining and Living Room
- Conservatory
- Stylish Bathroom Suite

- No Chain
- Recently Refurbished Throughout
- Utility Room and Ground Floor W/C
- Three Bedrooms
- Rear Enclosed Garden

**Offers Over
£210,000
For Sale**

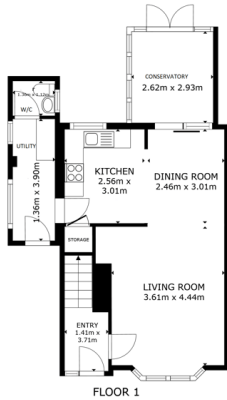
Book your viewing today Tel: 01302 247754

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... Perfectly positioned with a Local shop, pub and restaurant within walking distance. Easy access to motorways. 2 schools less than 0.5 miles away. Short drive to Doncaster City Centre. Really nice area of the village. Friendly neighbourhood.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 30.8 m² / 332sq. ft. TOTAL: 44.7 m²

Matterport

Open Plan Kitchen Dining and Living Room



Utility Room



Ground Floor W/C

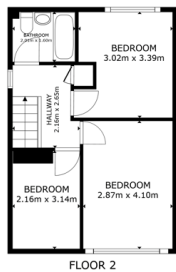


Bedroom



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 55.8 m² FLOOR 2: 38.9 m²
TOTAL: 94.7 m²
SCALES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bathroom



Bedroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

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 - New boiler installed post 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Upstairs

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2023

Fires/Heaters - None

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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	