

**3 Bedroom(s), Detached House, Freehold**

**Bahram Road, Bessacarr, Doncaster.**



- No Chain
- Utility
- Sun Room
- Rear Enclosed Garden
- Popular Location in Bessacarr

- Three Bed Detached Family Home
- Ground Floor W/C and Shower Room
- Lounge and Separate Dining Room
- Driveway and Garage
- Local Amenities, Schools and Transport Links

**£259,999**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

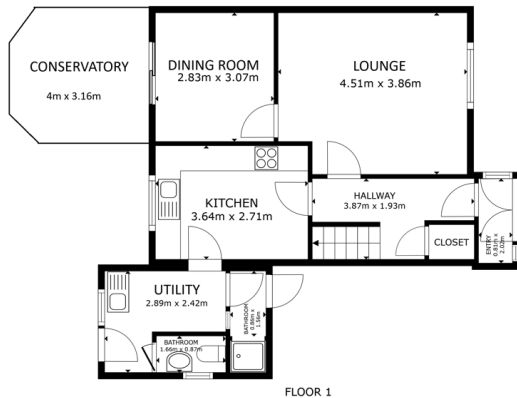


## Owner's View

It's a great location-a quiet street without through traffic in a good neighbourhood. It's a very practical family home-two living rooms are ideal for families with older children. There's a bathroom and a separate shower room, three good sized bedrooms, built-in wardrobes and cupboards, a spacious conservatory and a sheltered, south-facing rear garden. Plus a single garage (large enough for a Nissan Qashqai) and additional off-street parking space.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 56.5 sq. m. FLOOR 2: 41.8 sq. m.  
TOTAL: 98.3 sq. m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Lounge



## Kitchen



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.



**Dining Room**



**Sunroom**



**Utility**



**Shower Room**

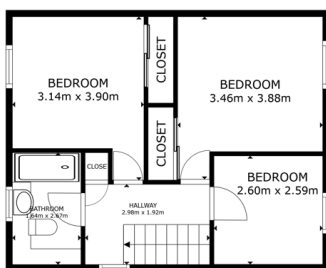


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 56.5 sqm FLOOR 2 43.8 sqm  
TOTAL 100.3 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Bedroom One



Bedroom Two





## Bedroom Three



## Family Bathroom



## Externals



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators





Approximate Heating System Installation Date - 4/1/2004

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 4/1/2004

Boiler Location - kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – Yes

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

