

4 Bedroom(s), Detached House, Freehold

Goodison Boulevard, Cantley, Doncaster.



- 3D Virtual Tour Available
- Lovely Detached Family Home On A Corner Plot
- Four Bedrooms
- Sun Room
- Lounge
- Enclosed Gardens To The Front Side And Rear

- Sought After Location In Cantley
- Utility Space
- Ground Floor W/C
- Open Plan Kitchen Dining
- Larger Than Average Detached Garage And Driveway Allowing For Off Road Parking

£269,995
Reduced

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... This lovely family home has lots of space for all of the family and is great for transport links, schools and local shops. The house can be found in a sought after part of Cantley and is on a corner plot and is not overlooked. The boiler was last serviced in 2024 and the drains have been cleared.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 61 m², FLOOR 2: 35 m²
TOTAL: 96 m²

Matterport

Kitchen Diner



Lounge



Sun Room



First Bedroom



Multi Use Room/Fourth Bedroom



Second Bedroom



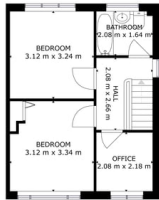
Ground Floor W/C

Third Bedroom



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 61 m² FLOOR 2: 35 m²
 TOTAL: 96 m²
NOTES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 2



Bathroom



External

Front Aspect



Side/Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Estimate £800

Average Annual Gas Bills - Estimate £1500

Average Annual Water Bills - Estimate £450

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2024

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2024

Boiler Location - Hallway

Approximate Electrical System Installation Date - Updated 2014

Approximate Electrical System Test Date - 2020

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes - Insulation topped up in 2023 by professionals

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	70	
(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	