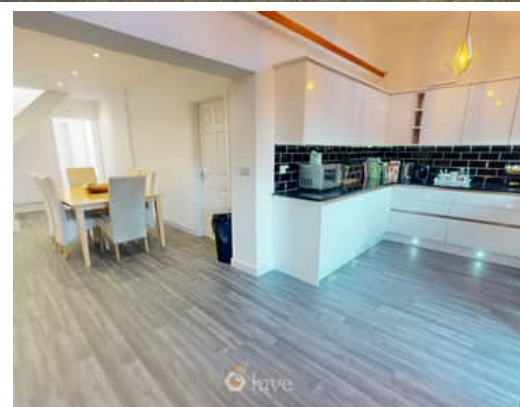


**3 Bedroom(s), Semi-Detached House, Freehold**

**Ivanhoe Road, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Open Plan Modern Kitchen Diner
- Lounge
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

- Three Bedroom Semi Detached Extended Family Home
- Great Potential
- Family Bathroom
- Spacious Driveway and Garage to Rear

**£230,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

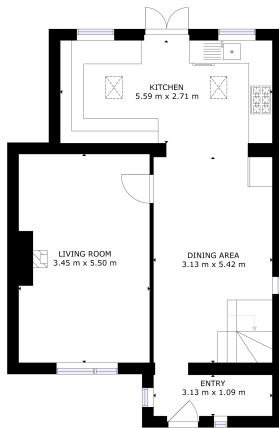


## Owner's View

This extended three-bedroom semi-detached home on Ivanhoe Road offers fantastic potential for a family or anyone looking to make a house their own. The property features a spacious lounge and a kitchen diner, providing a great layout for modern family living. Upstairs, there are three bedrooms and a family bathroom. Externally, the home benefits from a driveway providing off-road parking, a detached garage, and a generous rear garden—ideal for those who enjoy outdoor space or are looking to extend further (subject to planning). Well located for local schools, shops, and transport links, this property represents a superb opportunity to create a lovely family home in a popular residential area. Boiler housing unit to be fitted over the boiler with a cabinet that matches kitchen.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 30 m<sup>2</sup> FLOOR 2: 37 m<sup>2</sup>  
TOTAL: 67 m<sup>2</sup>

Matterport

### Entry



### Kitchen Diner



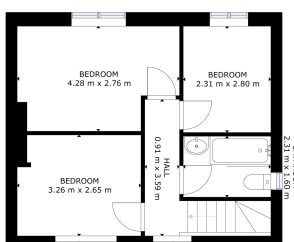


## Lounge



## First Floor

### Floor Plan



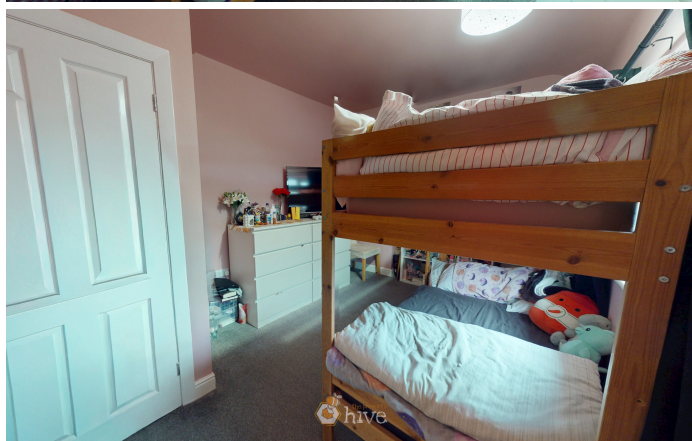
FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 10.91 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
TOTAL: 47.91 m<sup>2</sup>

MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

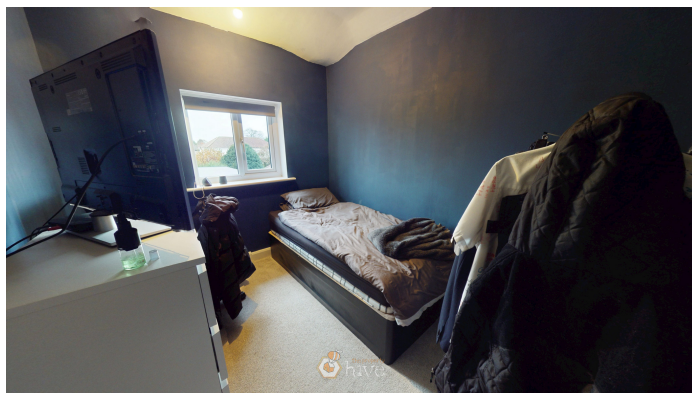
## Master Bedroom



## Bedroom



## Bedroom





## Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -



Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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

