

2 Bedroom(s), Town House, Freehold

Paddock View, Doncaster.



- 3D Virtual Tour Available
- Two Bedroom Three Storey Town House
- Two En Suite Bathrooms
- Driveway
- Great Opportunity for First Time Buyers and Investors

- No Chain
- Open Plan Kitchen Diner and Lounge Area
- Ground Floor W/C
- Local Amenities, Schools and Transport Links

£140,000
For Sale

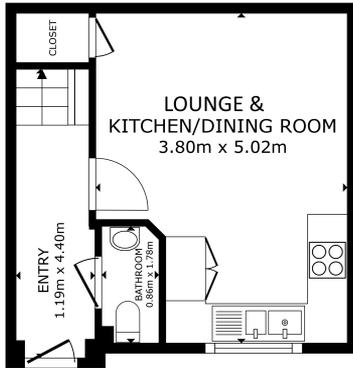
Book your viewing today Tel: 01302 247754

Owner's View

Located in the heart of Doncaster town centre on the popular Paddock View, this well-presented two-bedroom, three-storey terraced townhouse is offered for sale with no onward chain, making it an ideal purchase for first-time buyers, professionals, or investors alike. This is an extremely well insulated house bringing highly affordable and lower energy costs along with a cozy and comfortable living space. The ground floor features a bright open-plan kitchen, dining and living area, creating a contemporary and sociable space, complemented by a convenient ground floor WC. Arranged over the upper two floors are two generous double bedrooms, each benefiting from their own en suite shower room, offering privacy and flexibility for modern living. Externally, the property enjoys the advantage of a driveway providing off-street parking, a valuable feature for a town-centre home. Ideally positioned within walking distance of the Civic Quarter, Danum Gallery, shops, bars, restaurants, Frenchgate Shopping Centre and Doncaster Railway Station, with direct rail links to London King's Cross in as little as 1 hour 30 minutes.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 25.4 m² FLOOR 2 22.0 m² FLOOR 3 23.9 m²
TOTAL: 71.4 m²
SIZES AND COVERINGS ARE APPROXIMATE, ACTUAL MAY VARY

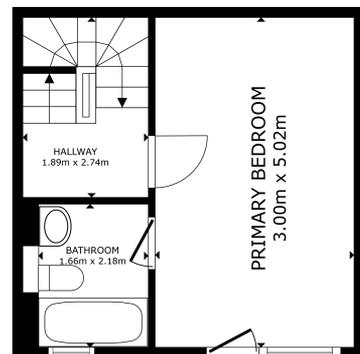


W/C

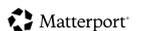


First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 25.4 m² FLOOR 2 22.0 m² FLOOR 3 23.9 m²
TOTAL: 71.4 m²
SIZES AND COVERINGS ARE APPROXIMATE, ACTUAL MAY VARY



Kitchen Diner & Lounge



Bedroom & En Suite

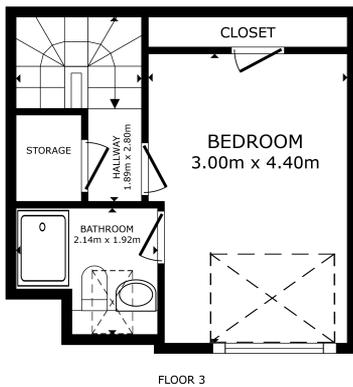


Bedroom & En Suite



Second Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 25.4 m² FLOOR 2 25.1 m² FLOOR 3 23.9 m²
TOTAL 74.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Externals

Front Aspect



Property Information

Council Tax Band - B

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 - 6/27/2017

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 6/27/2017

Boiler Location - Kitchen



We make it happen.

Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

Approximate Electrical System Installation Date - 6/1/2017

Permanent Loft Ladder - No

Loft Insulation - No

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		97
(81-91) B	84	
(69-80) C		
(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	