

4 Bedroom(s), Detached House, Freehold

Bessacarr Lane, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Open Plan Lounge Diner
- Integral Garage
- Family Bathroom

- Four Bedroom Detached Family Home
- Sociable Modern Breakfast Kitchen
- Sought After Location
- Gardens to both Front and Rear

**Offers in Region of
£330,000
For Sale**

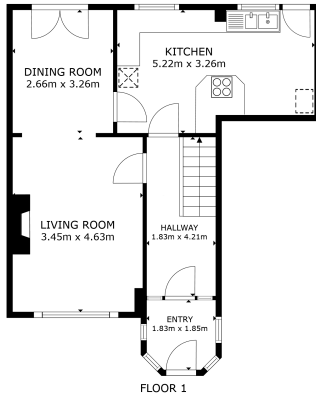
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- We will miss living here, the location is a quiet area not overlooked from the front or back and has a decent sized southwest facing back garden. It is close to nice trails that lead to the amazon lakes, which is nice for walking or cycling. The kitchen is spacious, and upstairs there are 2 good sized modern bathrooms, both with bath and shower. The bath in the main bathroom is a jet bath and then a separate walk in shower. The log burner has been a great feature and we have had many cosy nights through the winters.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 32.81m² FLOOR 2: 61.4m²
TOTAL: 94.21m²

Matterport

Porch



Open Plan Lounge Diner



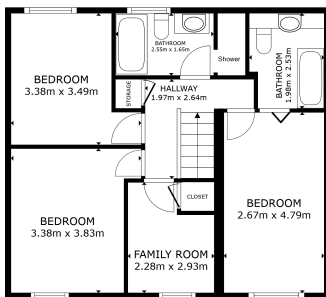


Breakfast Kitchen



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 52.2 m² FLOOR 2: 61.4 m²
 TOTAL: 113.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom and Ensuite



Bedroom



Bedroom



Front Garden

Bedroom



Rear Garden

Bathroom



Property Information Form

Council Tax Band - C
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills -
 Average Annual Gas Bills -
 Average Annual Water Bills -
 Tenure - Freehold
 Solar Panels - No

External

Space Heating System -
Approximate Heating System Installation Date -
Water Heating System -
Approximate Water Heating Installation Date -
Boiler Location -
Approximate Electrical System Installation Date -
Approximate Electrical System Test Date -
Fires/Heaters -
Permanent Loft Ladder -
Loft Insulation -
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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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	