

3 Bedroom(s), Link Detached House, To be Advised

Denehall Road, Kirk Sandall, Doncaster.



- 3D Virtual Tour Available
- Conservatory
- Lounge
- Ground Floor W/C

- Three Bed Link Detached Family Home
- Modern Kitchen
- Dining Room
- Family Bathroom

**£220,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Situated in the popular area of Kirk Sandall, Doncaster, this three-bedroom link detached home on Denehall Road offers spacious and well-presented living. The property benefits from a driveway and garage, providing ample parking, as well as a rear enclosed garden, ideal for outdoor relaxation. On the ground floor, the home features a modern kitchen, a dining room, a spacious lounge, and a conservatory that brings in plenty of natural light. A convenient W/C completes the ground floor layout. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Located close to local schools, shops, and transport links, this fantastic home is perfect for families or those looking for a well-connected and welcoming community.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 12.41 m<sup>2</sup>; FLOOR 2: 37.47 m<sup>2</sup>  
TOTAL: 49.88 m<sup>2</sup>  
SIZES AND DIMENSIONS FOR INFORMATION ONLY. ACTUAL MAY VARY.

Matterport

### Entry



### Lounge



### Kitchen





## Dining Room



## Conservatory



## W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 15.00 m<sup>2</sup> FLOOR 2: 17.00 m<sup>2</sup>  
TOTAL: 32.00 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Master Bedroom







**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - C

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 -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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

