

4 Bedroom(s), Detached House, Freehold

Howden Close, Bessacarr, Doncaster.



- No Chain
- Detached Family Home
- Kitchen Diner
- Sun Room Overlooking Garden
- Gardens to Front and Rear
- Garage With Utility Space To Rear

- Virtual Tour Available
- Lounge
- Dining Room
- Four Double Bedrooms
- Ground Floor Bathroom with Shower
- Driveway Allowing For Multiple Cars to Park

**Offers Over
£285,000
Reduced**

Book your viewing today Tel: 01302 247754

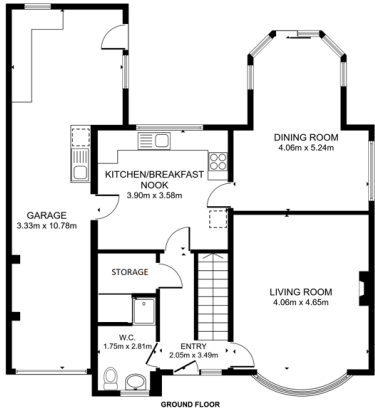
Owner's View

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... Looking for your forever family home in a great area of Bessacarr is Howden Close. You cannot beat the location, fantastic schools both primary and secondary, a variety of local shops, bus routes really close by taking you into Doncaster city centre and train station. For those with dogs, there are some amazing dog walks through woods, along the water or around the Lake at Lakeside.

If your need to sell you home to move into this fantastic property, call for a free valuation to avoid disappointment

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR AREA 116.2 sq ft
EXCLUDED AREA GARAGE 118.8 sq ft
TOTAL 235.0 sq ft

Matterport

Kitchen Diner



Lounge



Ground Floor Bathroom





Dining Room



Sun Room



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR AREA OF 1,582 sq ft
 EXCLUDED AREA OF 1,140 sq ft
 TOTAL = 1272 sq ft
DETAILED DIMENSIONS AND DIMENSIONS, ACTUAL MAY VARY



Bedroom One



Bedroom Two





Bedroom Three



Bedroom Four



Family Bathroom



External

Front Garden



Rear Garden



Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills - £731

Average Annual Gas Bills - £1600

Average Annual Water Bills -



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

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>		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(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 