

4 Bedroom(s), Detached House, Freehold

Crossways South, Wheatley Hills, Doncaster.



- 3D Virtual Tour Available
- Dining Room and Spacious Lounge
- No Chain
- Gardens to the Front & Rear
- Driveway and Garage

- Detached Four Bedroom Traditional Family Home
- Kitchen with Pantry and Utility
- Family Bathroom with Separate Toilet
- En Suite and Dressing Room to Master
- Local Amenities, Schools and Transport Links

£365,000
For Sale

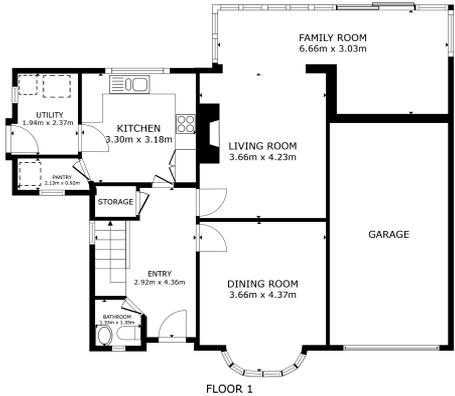
Book your viewing today Tel: 01302 247754

Owner's View

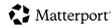
A lovely south facing family home. Being located in a cul de sac has proved to be a quiet setting yet has also provided an ideal situation for local amenities such as shops, doctors surgery, schools, hospital, parks and church throughout the years.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 79.84 sqm FLOOR: 2.75 sqm
EXCLUDED: GARAGE: 22.2 sqm
TOTAL: 104.84 sqm
SIZES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Entrance Hallway



Lounge



Dining Room





Kitchen with Pantry



Utility Room

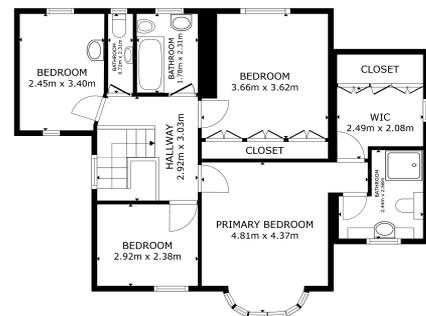


Ground Floor Toilet



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 75.8 m² FLOOR 2: 76.7 m²
 EXCLUDED MEAS: GARAGE 52.2 m²
 TOTAL: 156.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Bedroom with En Suite & Dressing Room



Bedroom



Bedroom



Bedroom



Family Bathroom



Separate Toilet



External

Front Garden



Rear Garden



Property Information Form

Council Tax Band - D

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 - 04/10/2016

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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 