

**4 Bedroom(s), Detached House, Freehold**

**Howden Close, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Garage and Driveway
- Sizeable Kitchen
- Office
- Rear Enclosed Garden

- Family Home in a Popular Area
- Four Proportionately Sized Bedrooms
- Separate Lounge and Dining Room
- Downstairs W/C
- Modern Family Bathroom

**£310,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

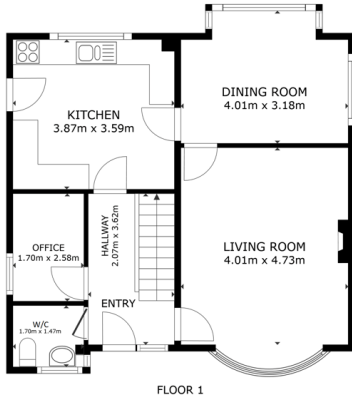


## Owner's View

Four-bed detached property with attached garage, gas-fired central heating, upstairs shower room and downstairs cloakroom, separate dining room and kitchen. Parking for two cars on the drive, and rear access for cars and/or caravan. Private rear garden. Fibre to the Property broadband, tv aerial and dish. The property has smart meters.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 62.8 SQ. FT. FLOOR 2 38.8 SQ. FT.  
TOTAL 101.6 SQ. FT.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Lounge



## Kitchen



## Dining Room







**Study**

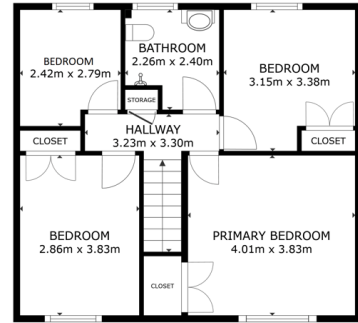


**W/C**



**First Floor**

**Floor Plan**



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 62.6 SQ FT FLOOR 2: 28.8 SQ FT  
TOTAL: 91.4 SQ FT  
SIZES AND CORRIDOR AREA APPROXIMATE, ACTUAL MAY VARY



**Master Bedroom**



**Bedroom**







**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

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





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.

Approximate Heating System Installation Date - 2010

Water Heating System - Gas Boiler (Hot Water Tank) (Plus Immersion heater)

Approximate Water Heating Installation Date - 2010

Boiler Location - Garage

Approximate Electrical System Installation Date - 1/1/1973

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 