

4 Bedroom(s), Town House, Freehold

Grassholme Close, Lakeside.



- 3D Virtual Tour Available
- Spacious Mid Terrace Town House
- Ground Floor W/C
- Four Double Bedrooms En Suite to Master
- Garage and Driveway Allowing For Off Road Parking

- No Chain
- Open Plan Kitchen Diner & Sitting Area
- Lounge
- Family Bathroom
- Lakeside Location

£240,000
For Sale

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... Perfect property nestled in the heart of Doncaster, smack bang in the middle & walking distance to one of the busiest & bustling retail & entertaining areas, also with top class restaurants that the area has to offer, Within walking distance of the Keepmoat Stadium. Close to the motorway M18 with ease of access to the rest of the country.

Ground Floor

Floor Plan



GRASS INTERNAL AREA
FLOOR 1: 26 m², FLOOR 2: 44 m²
FLOOR 3: 44 m², EXCLUDED AREAS:
GARAGE: 15 m², PATIO: 8 m²
TOTAL: 122 m²

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

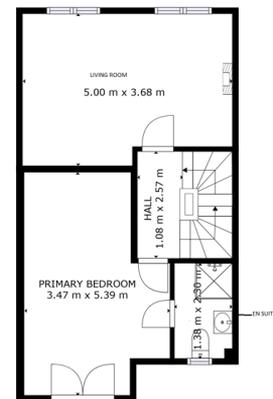


Ground Floor W/C



First Floor

Floor Plan



GRASS INTERNAL AREA
FLOOR 1: 26 m², FLOOR 2: 44 m²
FLOOR 3: 44 m², EXCLUDED AREAS:
GARAGE: 15 m², PATIO: 8 m²
TOTAL: 122 m²

FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Open Plan Kitchen Diner and Sitting Area



Lounge



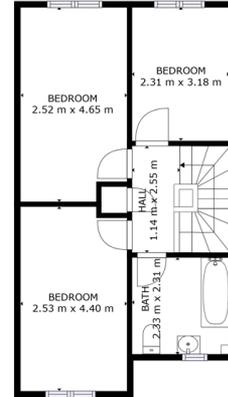
Master Bedroom With En Suite



Second Floor

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 54 m² FLOOR 2: 44 m²
FLOOR 3: 41 m² EXCLUDED AREAS:
GARAGE: 15 m² PERGOLA: 9 m²
TOTAL: 122 m²

SEEKED AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Approx. £1250

Average Annual Gas Bills - Approx. £1750

Average Annual Water Bills - Approx. £480

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - When the property was built, which I think was 2004

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 4 years ago

Boiler Location - Kitchen wall Cupboard

Approximate Electrical System Installation Date - As above (2004)

Approximate Electrical System Test Date -

Fires/Heaters - Gas

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



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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

