

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

**Brodsforth Way, Rossington, Doncaster.**



- 3D Virtual Tour Available
- Lounge
- Utility Room
- Ground Floor Toilet
- Gardens to front and Rear
- Double Garage Over Two Levels With Extra Storage Space

- Well Presented Detached Family Home
- Open Plan Kitchen Diner
- Snug/Office
- Four Double Bedrooms & En Suite to Master
- Driveway Allowing For Allowing For Off Road Parking

**£350,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



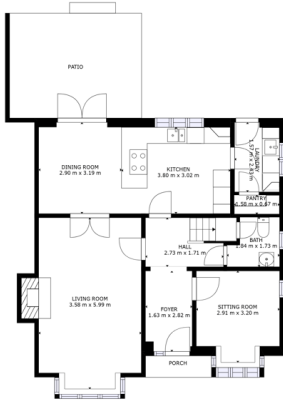
## Owner's View

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...

This immaculately presented detached four bedroom family home is situated in a prime residential location. Close to local amenities including the Great Yorkshire Way and M18 motorway. The property benefits from many eye catching features, do not hang around, call for a viewing to avoid disappointment.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
 FLOOR 0: 70 m<sup>2</sup>, FLOOR 1: 68 m<sup>2</sup>  
 EXCLUDED AREAS: - PATIO: 17 m<sup>2</sup>  
 - PORCH: 5 m<sup>2</sup>  
 TOTAL: 146 m<sup>2</sup>

FLOOR: 1



## Lounge



## Ground Floor Toilet



## Breakfast Kitchen



## Dining Area



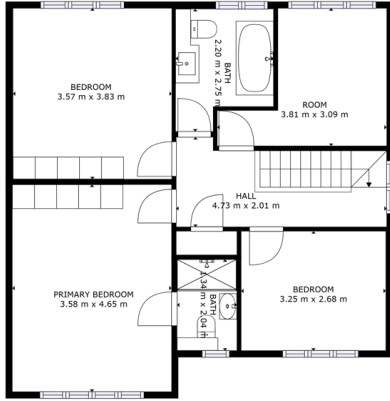
## Utility





## First Floor

### Floor Plan



OFFICE INTERNAL AREA  
FLOOR 1: 79 m<sup>2</sup>, FLOOR 2: 88 m<sup>2</sup>  
EXCLUDED AREA: PORCH: 17 m<sup>2</sup>  
PORCH: 2 m<sup>2</sup>  
TOTAL: 164 m<sup>2</sup>

FLOOR 2



## Master Bedroom with En Suite Bathroom



## Bedroom Two



## Bedroom Three



## Bedroom Four



## Family Bathroom





## External

### Front Garden



### Rear Garden





## Garage



### Property Information Form

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1156

Average Annual Gas Bills - £1136

Average Annual Water Bills - £564

Tenure - Freehold

Solar Panels - NO

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - New boiler fitted approximately 6 years ago. Majority of radiators replaced 12 months ago.

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 6 years ago

Boiler Location - Utility Room

Approximate Electrical System Installation Date - Date of build - 2000.

New consumer unit fitted 2 years ago

Approximate Electrical System Test Date - 2 years ago

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 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	79	
(55-68) <b>D</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	