

**2 Bedroom(s), Flat, To be Advised**

**Bessacarr Court, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Entry at First Floor Level
- Lounge
- Storage Room
- Second Storey Dedicated to Master Suite
- Two Storey Two Bedroom Apartment
- Kitchen Diner
- Family Bathroom
- Allocated Parking
- En Suite and Two Closet Areas to Master

**£245,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

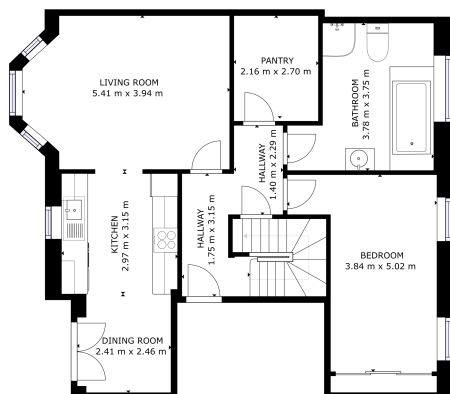


## Owner's View

Situated in the desirable area of Bessacarr, this unique two-storey apartment offers modern and spacious living across the first and second floors of the building. The property benefits from allocated parking for several cars within a secure gated car park, providing both convenience and peace of mind. Accessed via a communal entrance on the ground floor, stairs lead up to the first-floor entrance of the apartment. Inside, the first level features a kitchen diner, a spacious lounge, a well-proportioned bedroom, a family bathroom, and a storage room for added practicality. The second level is dedicated to the impressive master suite, boasting a large master bedroom, two closet areas offering ample storage, and a private en suite bathroom. Offering a stylish and well-located home with generous space and secure parking, this apartment presents a fantastic opportunity for those looking to live in one of Doncaster's most sought-after locations.

## First Level

### Floor Plan

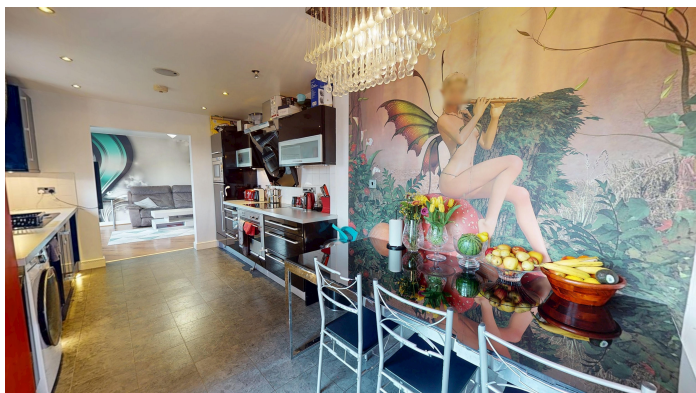


Matterport

## Entry



## Kitchen Diner



## Lounge





## Bedroom



## Bathroom



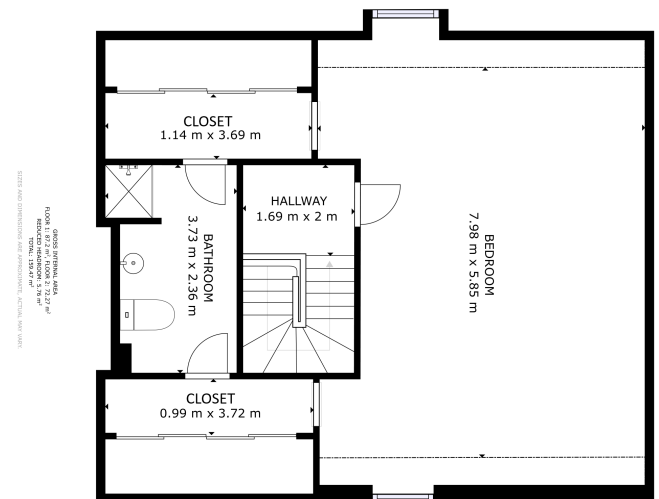
## Storage Room



## Second Level

### Floor Plan

FLOOR 1



Matterport



## Master Bedroom



## Closet Areas



## En Suite Bathroom



## Externals

### Front Aspect





## Parking



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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 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.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 