

3 Bedroom(s), Semi-Detached House, Freehold

Archer Drive, Finningley, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Contemporary Family Bathroom
- Rear Enclosed Garden
- Well Presented Throughout

- Three Bedroom Semi Detached Family Home
- Lounge
- Ground Floor W/C
- Driveway for Two Cars
- Local Amenities, Schools and Transport Links

£250,000
For Sale

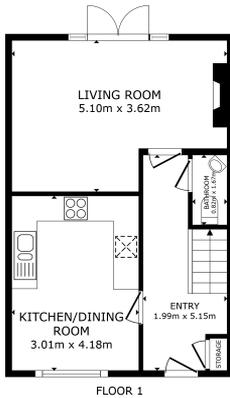
Book your viewing today Tel: 01302 247754

Owner's View

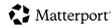
Recent renovations include a media wall in the lounge with electric fireplace and built in cupboards. Dimmable downlighting in the shelves which is controlled by hand gestures. Property also has CCTV that can be monitored on your mobile. Peaceful rear garden which is a perfect space for entertaining.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 46.3 m² FLOOR 2: 26.3 m²
TOTAL: 72.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



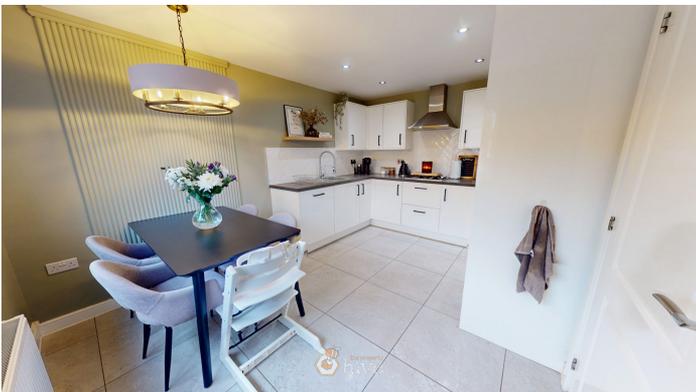
Entry



Lounge



Kitchen Diner

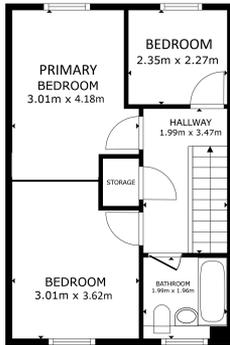


W/C



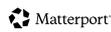
First Floor

Floor Plan



GROSS INTERNAL AREA:
FLOOR 2: 40.2m² FLOOR 3: 40.3m²
TOTAL: 80.5m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



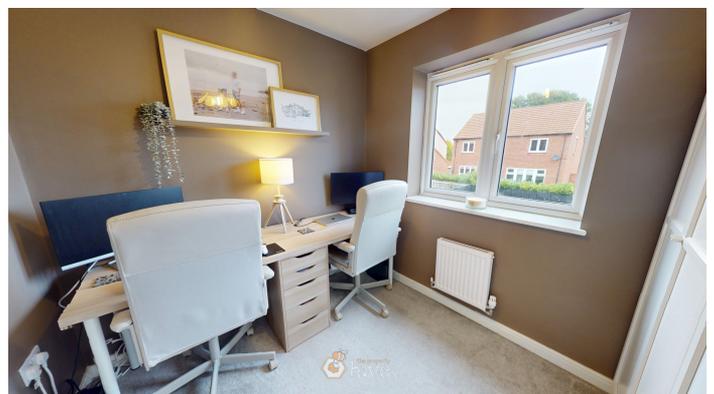
Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

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 - 6/1/2018

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 6/1/2018

Boiler Location - Hallway Cupboard

Approximate Electrical System Installation Date - 6/1/2018

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		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(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	