

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

**Pamela Drive, Warmsworth, Doncaster.**



- 3D Virtual Tour Available
- Semi - Detached House
- Kitchen
- Family Bathroom
- Front and Rear Gardens

- No Chain
- Two Reception Rooms
- Three Bedrooms
- Corner Plot
- Investment Opportunity

**£160,000**  
**For Sale**

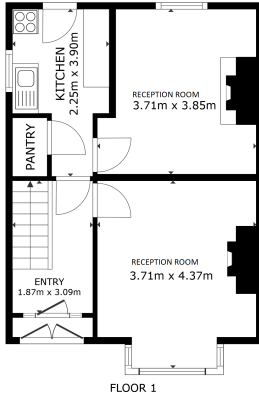
*Book your viewing today* Tel: 01302 247754

## 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...The property is long overdue for a young couple or family to bring it back to life with some TLC. It stands on a good-sized corner plot with room to extend, subject to planning permission and off street parking. The local primary school is in walking distance, as are the local shops and bus stops and there are great open-countryside walks to Sprotbrough and Cadeby from the doorstep.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 44.8 m<sup>2</sup> (482.9 sq ft)  
TOTAL: 89.7 m<sup>2</sup>

Matterport

## Reception Room



## Living Room



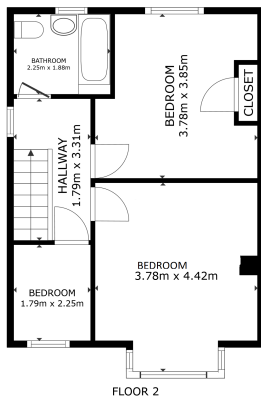
## Kitchen



## First Floor



Floor Plan



GROSS INTERNAL AREA  
FLOOR 2 44.9 m<sup>2</sup> FLOOR 2 44.9 m<sup>2</sup>  
TOTAL 89.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom



## Bedroom



Front Aspect



Rear Aspect

## Family Bathroom



## External Views



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water- Yes

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No



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.

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System - Electric immersion heated tank

Approximate Water Heating Installation Date -

Boiler Location - chimney breast behind gas fire, rear sitting room

Approximate Electrical System Installation Date - some rewiring took place in the 1990's, not sure if it was all or partial

Approximate Electrical System Test Date - 1990's

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

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## Energy Performance Certificate

