

3 Bedroom(s), Semi-Detached House, Freehold Hurrier Grove, New Rossington, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Lounge
- Master Bedroom Spanning Top Floor with En Suite
- Rear Enclosed Garden

- No Chain
- Well Presented Three Bedroom Semi Detached Town House
- Downstairs W/C
- Contemporary Family Bathroom
- Driveway

**Offers Over
£220,000
For Sale**

Book your viewing today Tel: 01302 247754

Owner's View

A well-presented modern three-storey house situated on a quiet cul-de-sac, close to the Great Yorkshire Way. We have redecorated with modern touches to give this new build a bit of character to stand out, and have developed the garden to provide a really nice area to enjoy the afternoon and evening sun. Surrounded by young families and couples, the estate has a welcoming feel for everyone.

Ground Floor

Floor Plan



FLOOR 1

CREATED INTERNAL AREA
FLOOR 1: 35.41 sq. m. FLOOR 2: 35.41 sq. m.
FLOOR 3: 35.41 sq. m. TOTAL: 106.23 sq. m.
SIZES AND DIMENSIONS ARE FOR INFORMATION ONLY. ACTUAL MAY VARY.

Matterport

Kitchen Diner



Lounge





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Tel: 01302 247754

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W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 25 m², FLOOR 2: 35 m²
TOTAL: 60 m²

Matterport

Bedroom



Bedroom



Family Bathroom



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 3: 35.41m² FLOOR 2: 28.94m²
FLOOR 1: 28.94m² TOTAL: 93.29m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom



En Suite



Externals

Front Aspect



Rear Garden



Pheasant Hill estate, the land off the Lidl roundabout is being developed to hold two restaurants/drive-thrus and petrol station in the coming years.)

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.

Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - 6/30/2022

Approximate Heating System Installation Date - Gas Boiler with radiators

Water Heating System - 6/30/2022

Approximate Water Heating Installation Date - Gas boiler (Combi)

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 6/30/2022

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

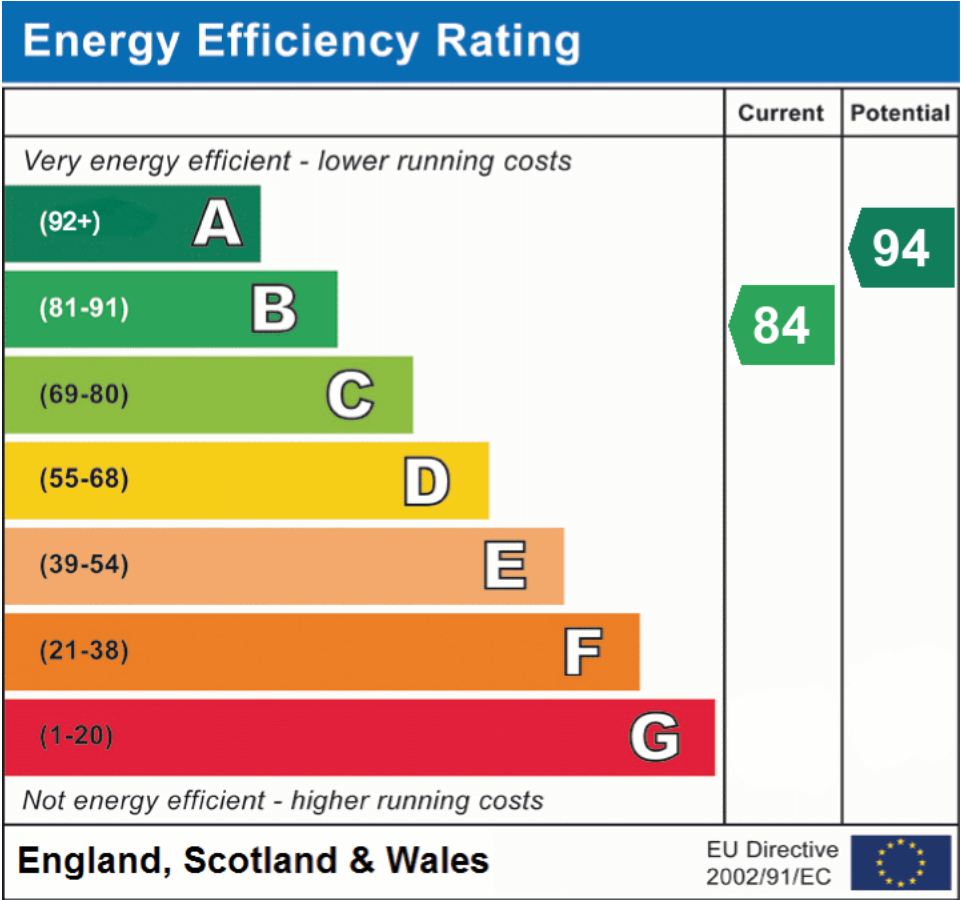
Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

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? - Yes (As part of the main

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Energy Performance Certificate



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