

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

**Almond Road, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Family Home
- Outbuildings for Storage and W/C
- Family Bathroom
- Local Amenities, Schools and Transport Links

- No Chain
- Spacious Lounge Diner
- Kitchen
- Driveway
- Great Opportunity for First Time Buyers and Investors

**£175,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

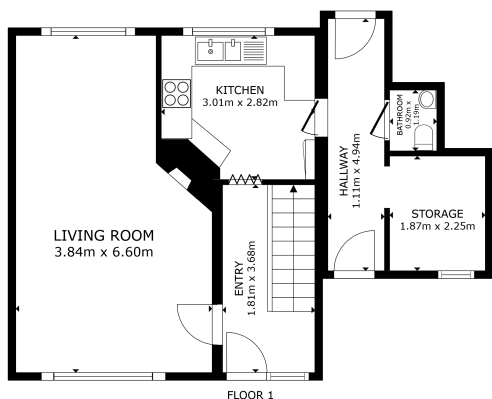


## Owner's View

A comfortable family home with an enclosed rear garden. It has been well maintained with a recent new roof professionally fitted.

## Ground Floor

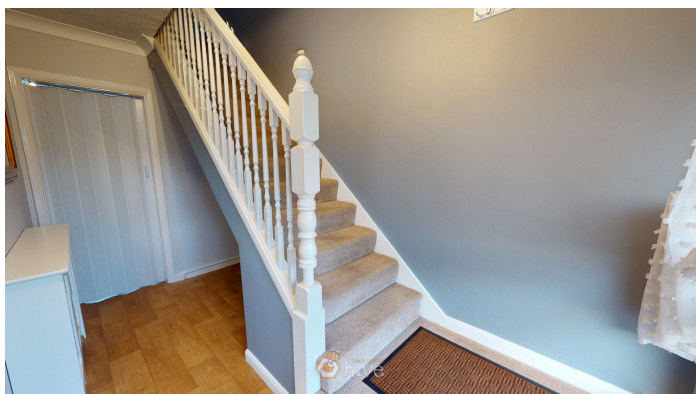
### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 55.2 m<sup>2</sup> FLOOR 2: 38.7 m<sup>2</sup>  
TOTAL: 93.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Kitchen



### Lounge



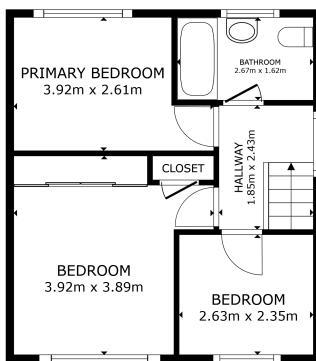


## Outbuilding with W/C



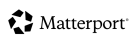
## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 51.0 m<sup>2</sup> FLOOR 2: 38.7 m<sup>2</sup>  
TOTAL: 89.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom



## Bedroom



## Bedroom





## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - A

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 -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

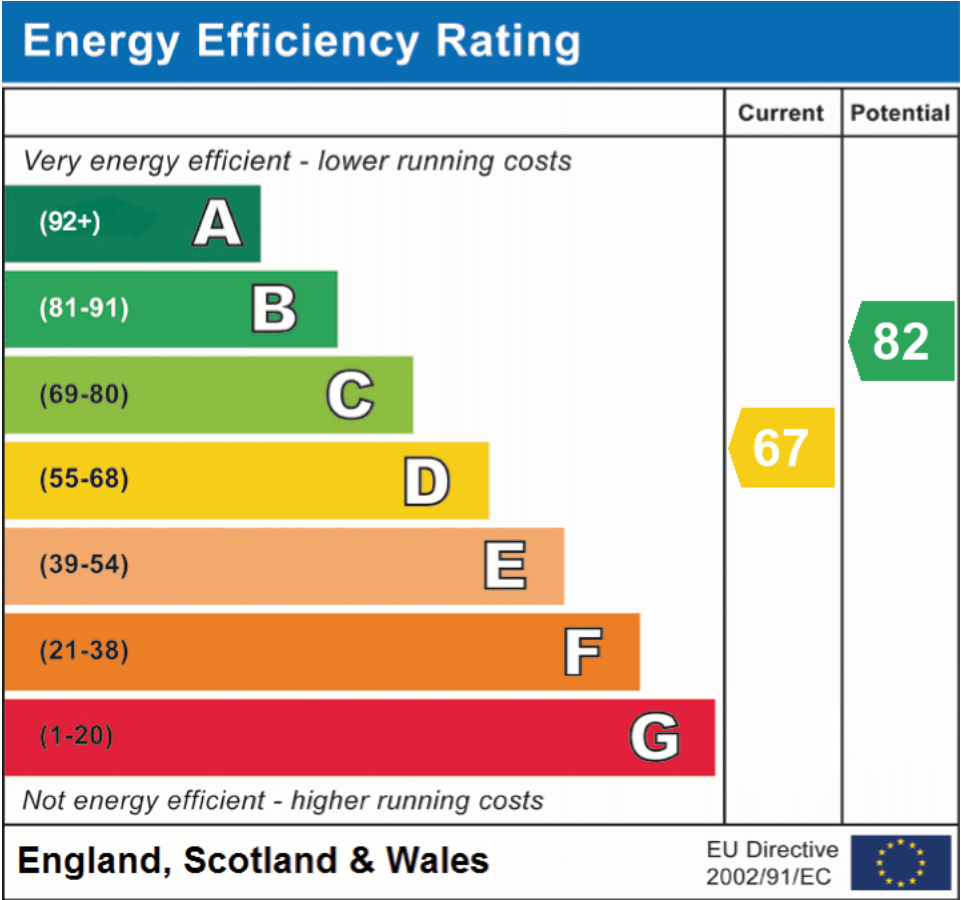
Loft Insulation - Yes

Loft Boarded out - Yes

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



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.