

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

Insall Way, Auckley, Doncaster.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Ground Floor W/C
- Three Bedrooms En Suite To Master
- Sought After Location in Auckley

- Beautifully Presented Semi Detached Three Storey Family Home
- Lounge
- Family Bathroom
- Driveway Allowing for Two Cars to Park

£235,000
For Sale

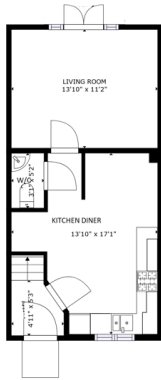
Book your viewing today Tel: 01302 247754

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... From first seeing this property on the market we knew it was going to be our home. It has lots of space and storage for a growing family and the area is second to none. It's quiet and peaceful and we are nestled in a small cul de sac which was perfect for us. The home has so much to offer and has given us so many happy memories that we will cherish forever. The space spans over 3 floors which is ideal for fast family life. The 3rd floor en suite room provides the privacy and relaxation needed after a busy family/working day. Because the home is over 3 floors, each room is especially spacious, that you wouldn't usually get from a standard 3 bed semi detached property. We will truly be sad to sell however, we hope that the next owners can make as many happy memories as we did here

Ground Floor

Floor Plan



TOTAL: 1059 sq. ft.
FLOOR 1: 398 sq. ft. FLOOR 2: 400 sq. ft. FLOOR 3: 261 sq. ft.
EXCLUDED AREAS: PATIO: 31 sq. ft. GARAGE SPACE: 5 sq. ft.

FLOOR 1



Lounge



Ground Floor W/C

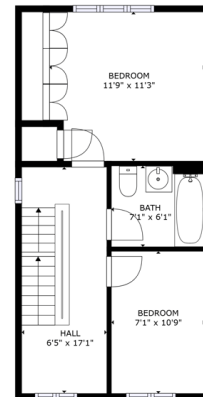


Kitchen Diner



First Floor

Floor Plan



TOTAL: 1059 sq. ft.
FLOOR 1: 398 sq. ft. FLOOR 2: 400 sq. ft. FLOOR 3: 261 sq. ft.
EXCLUDED AREAS: PATIO: 31 sq. ft. GARAGE SPACE: 5 sq. ft.

FLOOR 2



Landing



Bedroom



Bedroom

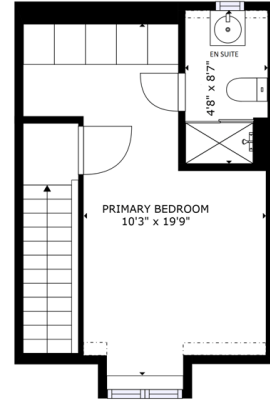


Family Bathroom



Second Floor

Floor Plan



TOTAL: 3059 sq. ft.
 FLOOR 1: 308 sq. ft. FLOOR 2: 469 sq. ft. FLOOR 3: 261 sq. ft.
 EXCLUDED AREAS: PATIO: 33 sq. ft. CRAWL SPACE: 5 sq. ft.

FLOOR 3



Master Bedroom With En Suite



External

Front Aspect



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - When the house was built in 2016

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - When the house was built in 2016

Boiler Location - Kitchen

Approximate Electrical System Installation Date - When the house was built in 2016

Approximate Electrical System Test Date - Possible when we bought the property in 2020 but I think it falls under new build guidelines

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - Yes

Rear Garden



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 - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Our bill equates to £750 per year

Average Annual Gas Bills - £750 per year

Average Annual Water Bills - £336 per year

Tenure - Freehold

Solar Panels - No

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	79	
(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 