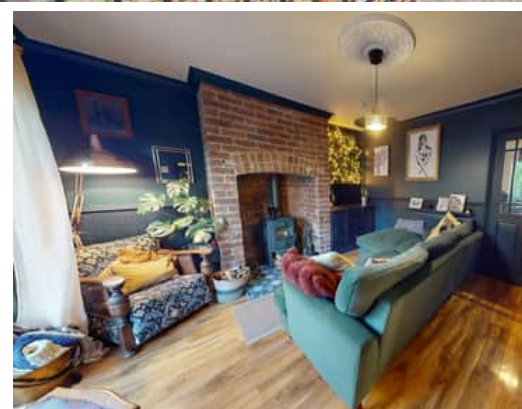


**3 Bedroom(s), Terraced House, Freehold**

**Leicester Avenue, Intake, Doncaster.**



- 3D Virtual Tour Available
- Driveway for Off Road Parking
- Modern Kitchen
- Second Reception Room for Sitting Area or Dining Area
- Contemporary Family Bathroom

- Beautifully Presented Three Bedroom Terraced Family Home
- Sizeable Rear Enclosed Garden with Summer House
- Lounge with Patio Doors
- Three Proportionately Sized Bedrooms
- Schools, Transport Links and Facilities Nearby

**£175,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Great sized garden with insulated cabin used as an office and living space. The garden is amazing, south facing, you get wonderful sunlight all day. Fruit trees and because of the hedges and trees it is not overlooked and feels really private. A lovely outdoor space for kids and families in summer. Town fields is a stone throw away and spoilt for choice for shops and schools on your doorstep. Close to the hospital for commuting without encountering parking challenges experienced further up. Walkable to town centre. Good transport and good for commuters. Side access to the garden means that always easy access which some terraces struggle with. The street has a real friendly traditional community feel to it which we love.

## Ground Floor

### Floor Plan

### Sitting Room/Dining Area



### Lounge



### Kitchen





## Hallway/Under Stairs Space



## Bedroom



## First Floor

### Floor Plan

### Master Bedroom



## Bedroom



## Family Bathroom





## Externals

### Front Aspect



### Rear Garden



## Summer House



## 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 - 9/30/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 9/30/2023

Boiler Location - Smallest bedroom by the windows

Approximate Electrical System Installation Date - 1/1/2011

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes



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

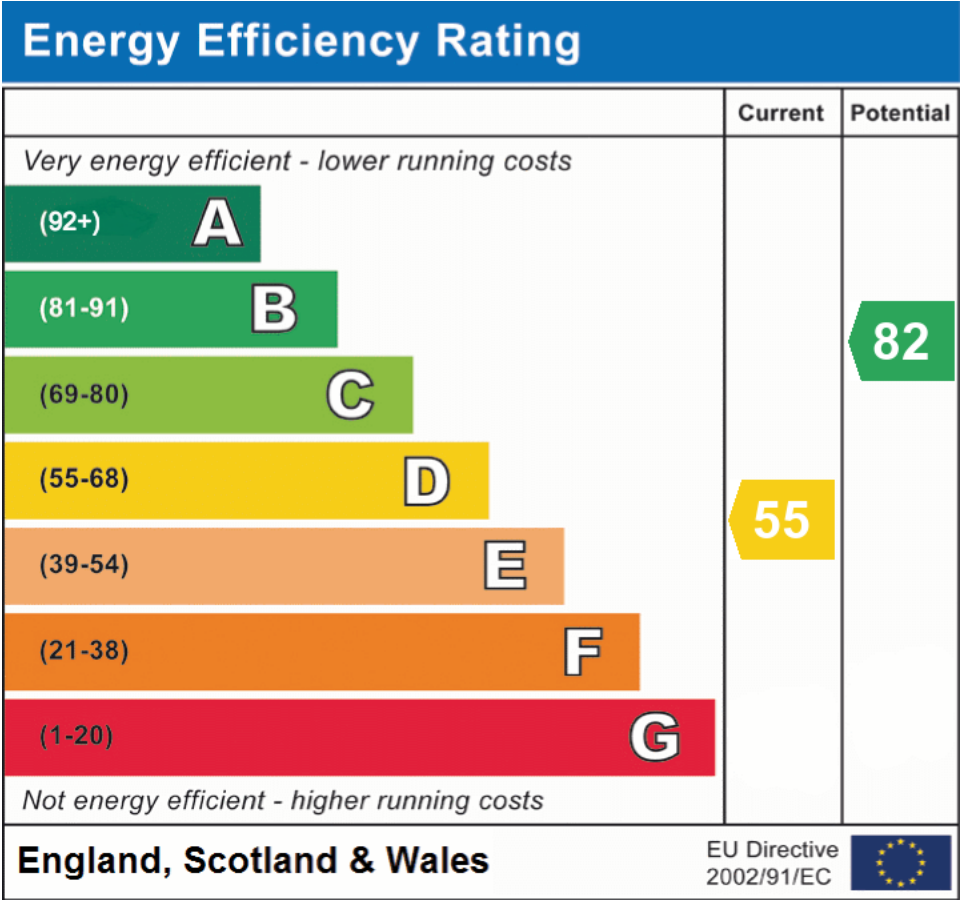
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

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 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.