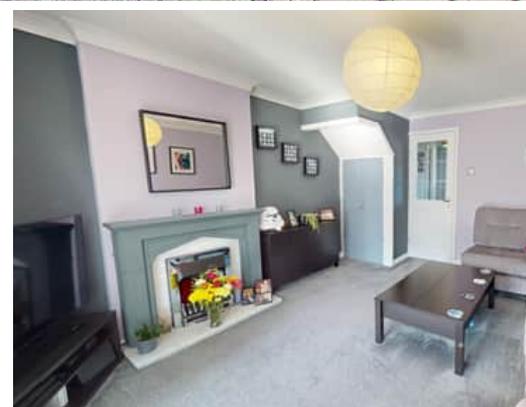


2 Bedroom(s), Semi-Detached House, Freehold

Elizabeth Avenue, Kirk Sandall, Doncaster.



- 3D Virtual Tour Available
- Family Bathroom
- Lounge
- Rear Enclosed Garden
- Driveway and Garage with Electric

- Two Bedroom Semi Detached Home
- Modern Kitchen
- Conservatory
- Local Amenities and Schools
- Air Conditioning

£145,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

This property is ideal for first-time buyers, small families, or those looking to downsize. As you step inside, you are greeted by a small hallway, providing access to the modern fitted kitchen on the left. Straight ahead, you'll find the spacious lounge. The lounge seamlessly flows into a bright sunroom, providing additional living space with lovely views of the rear garden. For added comfort, the home benefits from air conditioning, ensuring a pleasant temperature year-round. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom, offering both style and practicality. Externally, the home boasts a private driveway, ensuring off-road parking convenience. To the rear, an enclosed garden provides a secure and peaceful outdoor space, perfect for entertaining, gardening, or simply unwinding. Additionally, there is a garage with electric supply, accessible from the rear, offering excellent storage. Situated in a popular residential area, this home is close to local amenities, schools, and transport links, making it a fantastic choice for those seeking a well-connected yet tranquil location.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 36.2 m² FLOOR 2 25.0 m²
 TOTAL: 61.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Conservatory



Kitchen



Lounge



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 34.6 sqm FLOOR 2: 23.0 sqm
TOTAL: 59.7 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



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 - 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 - 1/1/1980

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/1/1980

Boiler Location - In the loft

Approximate Electrical System Installation Date - 1/1/1980

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

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 | | 85 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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  |