

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

Town End Drive, Belle Vue, Doncaster.



- 3D Virtual Tour Available
- Kitchen Diner
- Ground Floor W/C
- Local Amenities, Schools and Transport Links
- Landscaped Rear Garden

- Three Bedroom Semi Detached Modern Home
- Corner Plot
- Allocated Parking
- 2-Car Drive
- Integrated Appliances

**Offers in Excess of  
£200,000  
For Sale**

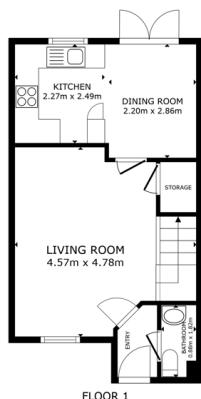
*Book your viewing today* Tel: 01302 247754

## Owner's View

This home is situated on the ever popular Town End Drive, part of the estate built on the historic previous Doncaster Rovers Stadium land. The property benefits from a quiet location being a corner plot that has no through traffic making it one of the more private properties on the entire estate. Conveniently located next to Doncasters popular amenities such as the Cinema, restaurants and Lakeside area, with a large supermarket just a 2 minute walk away.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 35.7 m<sup>2</sup> FLOOR 2 35.7 m<sup>2</sup>  
TOTAL 71.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Kitchen Diner



## Lounge

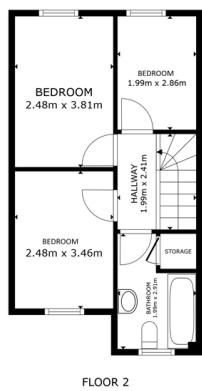


## W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 251.7 m<sup>2</sup> FLOOR 2 35.7 m<sup>2</sup>  
TOTAL 287.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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### Master Bedroom



Bedroom



Bedroom



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

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 - 10/18/2017

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 10/18/2017

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 10/18/2017

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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

