

4 Bedroom(s), Detached House, Freehold

Stoops Lane, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Kitchen
- Sun Room
- Family Bathroom
- Driveway and Garage

- Four Bedroom Detached Family Home
- Sizeable Lounge and Separate Dining Room
- Ground Floor W/C
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

£325,000
For Sale

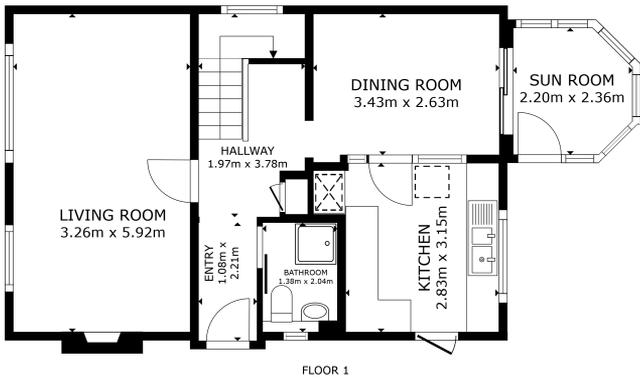
Book your viewing today Tel: 01302 247754

Owner's View

4 bed, 2 bath detached property with 2 reception rooms and a conservatory. Good size mature but low maintenance gardens to front and rear. New heatpump system installed with new radiators and solar panels to roof, ideally situated for bus stops to town, local shops, dentists and doctors surgery along with 2 good schools.some

Ground Floor

Floor Plan



GROSS INTERNAL AREA:
FLOOR 1: 106.10 sq m (1130.2 sq ft)
EXCLUDED AREA: 0.00 sq m (0.00 sq ft)
TOTAL: 106.10 sq m (1130.2 sq ft)

SIZES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Kitchen



Lounge



Dining Room



Sun Room

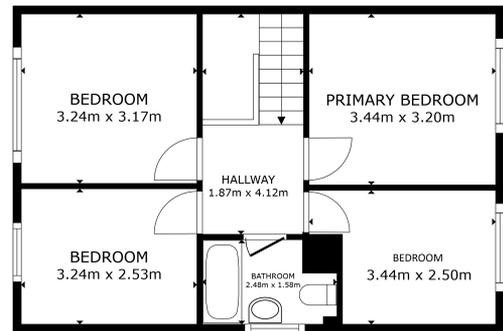


W/C



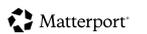
First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 58.5 m² FLOOR 2 50.8 m²
 EXCLUDED AREAS: STAIR 19 m²
 TOTAL 108.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bedroom One



Bedroom Two



Externals

Bedroom Three



Front Aspect



Bedroom Four



Rear Garden



Family Bathroom



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - Yes (There is a lease agreement with a third party)

Space Heating System - Ground source heat pump

Approximate Heating System Installation Date - 1/3/2022



Water Heating System - Heat pump

Approximate Water Heating Installation Date - 1/3/2022

Boiler Location -

Approximate Electrical System Installation Date - 1/1/1979

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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	