

3 Bedroom(s), Detached House, Freehold

15 Fairfield Close, Bessacarr, Doncaster, South



- 3D Virtual tour available
- Bathroom and separate toilet
- Garage and driveway allowing for off road parking
- Kitchen
- Detached family home

- Three bedrooms
- Rear enclosed garden
- Open plan lounge and dining room
- Sought after location in Bessacarr

**Offers Over**  
**£250,000**  
**Sold STC**

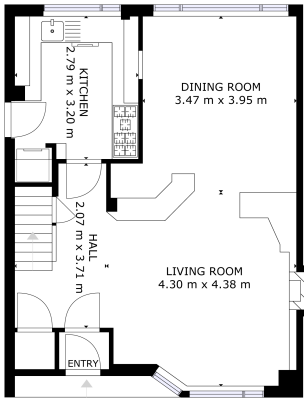
*Book your viewing today* Tel: 01302 247754

## 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... Are you looking for a home with character and potential? This 3-bedroom detached property in the desirable Bessacarr neighbourhood of Doncaster offers a unique opportunity to transform a charming, classic house into your dream home. Nestled in the sought-after Bessacarr area, this property enjoys the benefits of a prestigious neighborhood with easy access to local amenities, schools, parks, and excellent transport links. Doncaster town centre is just a short drive away.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 26.14 m<sup>2</sup> FLOOR 2: 34.44 m<sup>2</sup>  
TOTAL: 60.58 m<sup>2</sup>

Matterport

### Kitchen

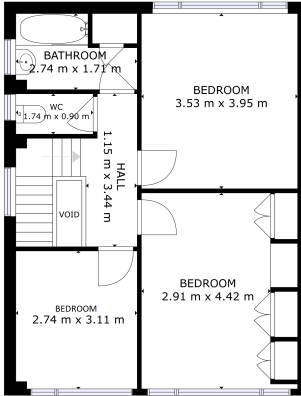


Open Plan Lounge and Dining Room



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 54 m<sup>2</sup>; FLOOR 2: 54 m<sup>2</sup>  
TOTAL: 108 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## Separate Toilet



## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Approx £600

Average Annual Gas Bills - Approx £600

Average Annual Water Bills - £1400



Tenure - Freehold

Solar Panels - No

Space Heating System -

Approximate Heating System Installation Date - 1980s

Water Heating System - Airing cupboard in bathroom

Approximate Water Heating Installation Date - 2011 Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas Fire

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 