

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

Firbeck Road, Bennetthorpe, Doncaster.



- 3D Virtual Tour Available
- Rear Enclosed Garden
- Kitchen
- Three Bedroom Semi Detached Property
- Local Amenities and Transport Links
- Driveway
- Two Reception Rooms
- Family Bathroom
- Popular Location in Bennetthorpe

£215,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

The property is situated next to Elmfield Park and is within walking distance of Doncaster town centre, Town Fields and the racecourse. The back garden is South facing and warm and sunny throughout the day. The house was built in the 1930's and I would describe it as being quaint and with more character than newer properties. The house and garden are well kept and provide adequate, comfortable and pleasant living space for a family to move into. The property comprises a scullery kitchen, a pantry, 2 reception rooms, 3 bedrooms and a bathroom. Externally the property comprises mature gardens and includes two garden sheds and an outhouse. There is space the front garden to park a car. The neighbourhood is pleasant and being constantly improved. A new central heating boiler is scheduled to be installed. The electrical fuse box was upgraded in 2019.

Ground Floor

Floor Plan

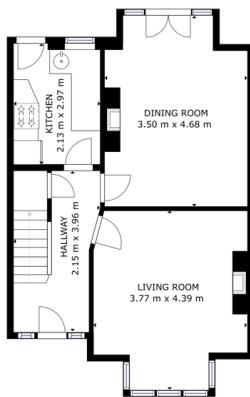


FIGURE 1

GROUND FLOOR PLAN
FLOOR 1: 42.4 m² FLOOR 2: 48.2 m²
TOTAL: 90.6 m²

FIGURE 1: GROUND FLOOR PLAN

Matterport

Kitchen



Lounge



Dining Room



First Floor



Master Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

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 -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - In the kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - Yes: There are internal and external cracks in the walls. This is typical in this area due to past movement. I have lived here 25 years and this has no worse than when I moved in.

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? - stair lift

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

