

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

Winholme, Armthorpe.



- No Chain
- Semi Detached Property
- Utility Spaces
- Three Bedrooms
- Driveway Allowing for Off Road Parking

- 3D Virtual Tour Available
- Kitchen Diner
- Lounge
- Bathroom
- Front and Rear Gardens

£130,000
Reduced

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... The property is in a great location close to shops and local amenities. It is also close to the M18 and there is a bus stop just outside the house for easy access into Doncaster.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR 36.7m² FLOORS 1 36.5m²
EXCLUDED SPACES: SHED 1.4m²
TOTAL 74.6m²



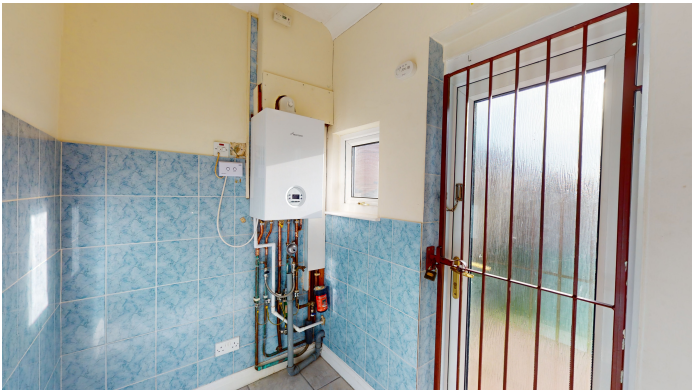
Lounge



Kitchen Diner

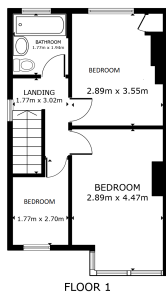


Utility Spaces



First Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 36.77m² FLOOR 1: 36.5 m²
EXCLUDED AREAS: SHED: 1.14m²
TOTAL: 73.21m²

SCALES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



First Bedroom



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

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.



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - SEP 23

Boiler Location - Ground floor

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 16 Sep 2019

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Unknown

Loft Boarded out - Unknown

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		
(69-80) C		
(55-68) D	60	63
(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 