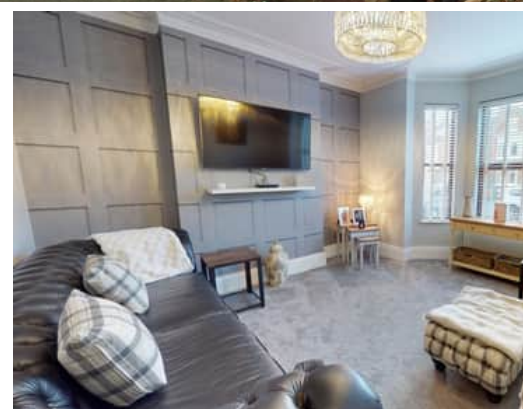


**5 Bedroom(s), Semi-Detached House,**

**St Marys Road, Doncaster.**



- 3D Virtual Tour Available
- Two Reception Rooms and Garden Room
- Down Stairs Cloak Room
- Separate Shower Room
- Garage & Driveway

- Stunning Three Storey Family Home
- Modern Kitchen And Dining Area
- Five Bedrooms
- Front and Rear Gardens

**£375,000**  
**For Sale**

*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...

## Ground Floor

### Floor Plan



FLOOR 1

GROUND INTERNAL AREA  
FLOOR 1: 22 m<sup>2</sup> FLOOR 2: 83 m<sup>2</sup>  
FLOOR 3: 38 m<sup>2</sup> TOTAL: 143 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, PICTURE MAY VARY

Matterport

## Reception Room



## Kitchen Diner



## Entry



## Reception Room



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.



## Bathroom



## Shower Room



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 72 sq. m. FLOOR 2: 85 sq. m.  
FLOOR 3: 38 sq. m. TOTAL: 195 sq. m.  
SIZES AND DIMENSIONS ARE APPROXIMATE. PICTURES MAY VARY.

Matterport

## Family Bathroom



## Bedroom



## Bedroom



## Bedroom





**Second Floor**

**Floor Plan**



FLOOR 3

GRAND INTERNAL AREA  
FLOOR 1: 15 sq ft FLOOR 2: 25 sq ft  
FLOOR 3: 14 sq ft TOTAL: 54 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

**Bedroom**



**Bedroom**



**External View**

**Front View**



**Rear View**



**Property Information**

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -





Tenure - Freehold

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

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

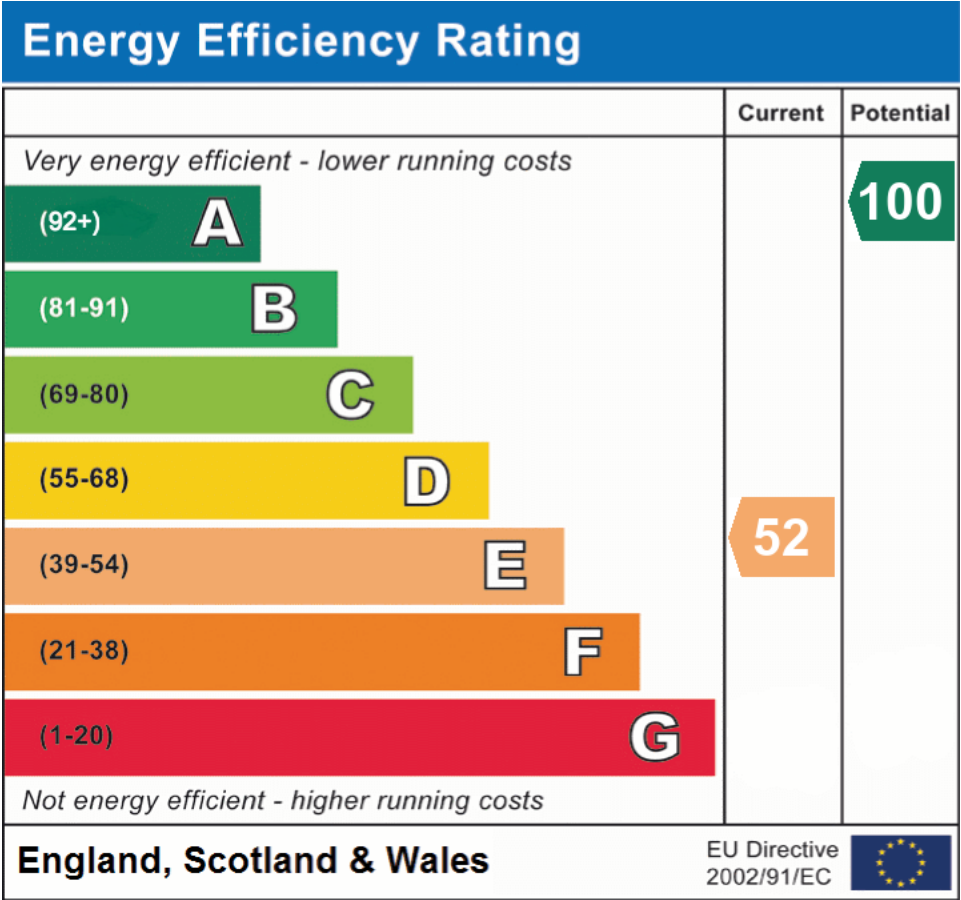
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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



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.