

**4 Bedroom(s), Detached House, Freehold**

**Athelstane Crescent, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Utility and W/C
- Family Bathroom
- Driveway and Garage

- Four Bedroom Detached Family Home
- Lounge
- En Suite to Master Bedroom
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£320,000**

**For Sale**

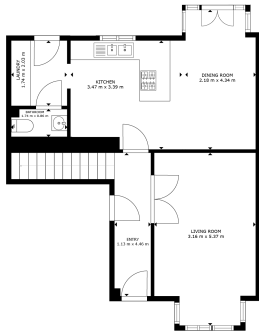
*Book your viewing today* Tel: 01302 247754

## Owner's View

Nice family home. All bedrooms are doubles and master has en-suite. Plenty of room for a growing family. Nice area, not on a through road so not a lot of passing traffic. Close to good schools and lots of amenities close by. Good transport links.

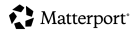
## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 33.197 FLOOR 2: 21.800  
TOTAL: 55.000  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



### Kitchen Diner



### Lounge

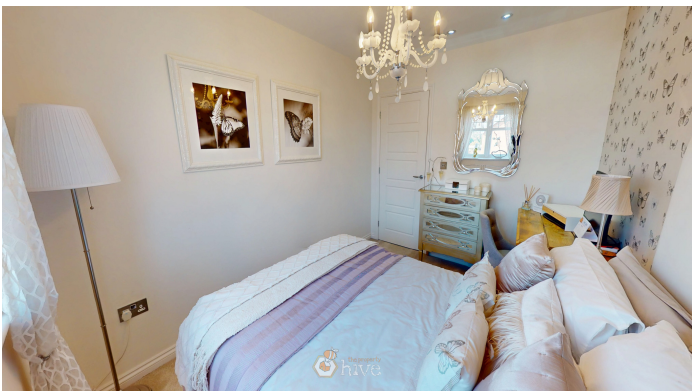




## Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Externals

## Front Aspect



Approximate Water Heating Installation Date - 11/3/2014

Boiler Location - Garage

Approximate Electrical System Installation Date - 11/3/2014

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.

## Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes (They are owned outright and belong to the property)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 11/3/2014

Water Heating System - Gas boiler (Combi)

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.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	