

**3 Bedroom(s), Terraced House, Freehold**

**Harewood Avenue, Kirk Sandall, Doncaster.**



- 3D Virtual Tour Available
- Kitchen Diner with Ground Floor Extension with Potential to Extend (Subject to Planning Permission)
- Ground Floor W/C
- Modern Family Bathroom
- Log Burner

- Well Presented Three Bedroom Terraced Family Home
- Driveway with Ample Parking
- Two Reception Rooms
- Rear Enclosed Garden
- Great Opportunity for First Time Buyers and Investors

**Offers in  
Region of  
£220,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

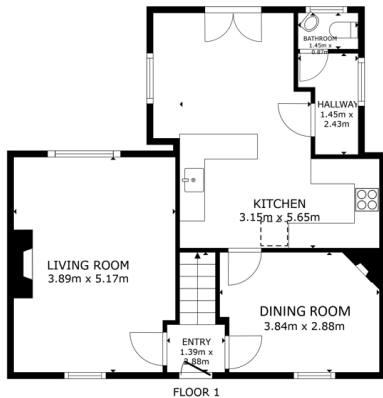


## Owner's View

Welcome to this well-presented 3-bedroom terraced family home located on the popular Harewood Avenue in Kirk Sandall, Doncaster. Offering a stylish and comfortable living space, this property is ideal for families, first-time buyers, or investors. Internally, the home boasts a modern kitchen diner perfect for family meals and entertaining, a bright and spacious lounge, and the added convenience of a ground floor W/C. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom finished to a high standard. Outside, the property benefits from a generously sized driveway providing ample off-road parking, and a fully enclosed rear garden offering a safe and private space for children or outdoor entertaining. Situated in a sought-after area with excellent local amenities, schools, and transport links nearby, this home is a fantastic opportunity not to be missed. Early viewing is highly recommended!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 62.2 sq. m. FLOOR 2 48.2 sq. m.  
TOTAL 110.4 sq. m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Kitchen Diner



### Lounge





## Dining Room



## Hall/Storage

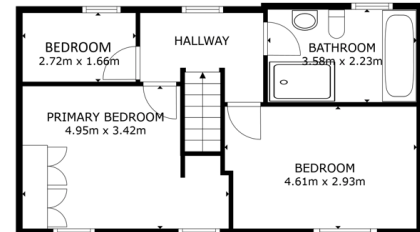


## W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 82.5 m<sup>2</sup> FLOOR 2: 49.2 m<sup>2</sup>  
TOTAL: 131.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Master Bedroom





## Bedroom



## Bedroom



## Family Bathroom



## Externals



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - A

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 - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

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

