

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

**Boswell Road, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Spacious Lounge Diner
- Breakfast Kitchen
- Ground Floor Shower Room
- Rear Enclosed Garden

- Three Bedroom Detached Family Home
- Conservatory
- Utility Room
- Family Bathroom
- Driveway and Garage

**£315,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Lovingly maintained detached 3 bed home which has only had 1 previous family living in it from new. It has been our haven and our safe place for almost 50 years and is in a small and quiet cul-de-sac, that has a community feel to it, it is close to good schools and shops. As a family we have grown into this house, including the arrival of in-laws and grandchildren and it has lent itself to many gatherings both joyful and sorrowful, however it always has and will continue to be called Boswell Road.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 79.0 m<sup>2</sup> FLOOR 2: 40.2 m<sup>2</sup>  
ENCLOSURE AREA: GARAGE: 11.3 m<sup>2</sup>  
TOTAL: 130.5 m<sup>2</sup>  
SIZES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

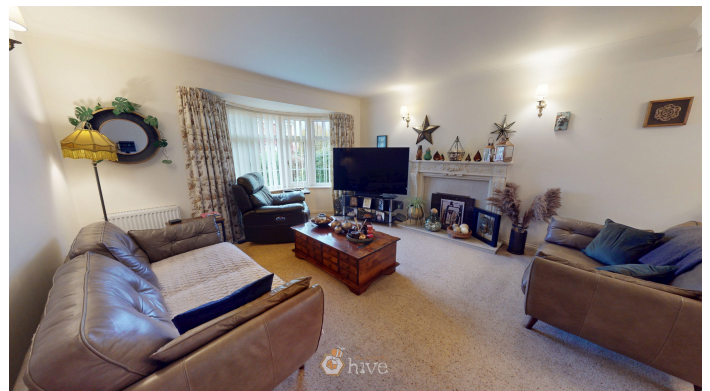
### Entrance Hall



### Kitchen



### Lounge Diner







Conservatory



Utility Room



Shower Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 74.0 m<sup>2</sup> FLOOR 2: 40.2 m<sup>2</sup>  
ENCLOSURE AREAS: GARAGE: 11.3 m<sup>2</sup>  
TOTAL: 115.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom







**Bedroom Two**



**Bedroom Three**



**Family Bathroom**



**Externals**

**Front Garden**





## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure -

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 garage

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.

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## Energy Performance Certificate

