

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

**Goldsborough Road, Town Moor.**



- 3D Virtual Tour Available
- Four Bedrooms Master with En-Suite And Walk In Wardrobe
- Conservatory
- Front And Rear Enclosed Gardens
- Garage And Driveway To Rear ( Garage currently used as Gym)

- Semi Detached Family Home
- Beautifully Presented Throughout
- Lounge And Dining Room
- Modern and Contemporary Kitchen and Dining Room
- Popular Location

**£270,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

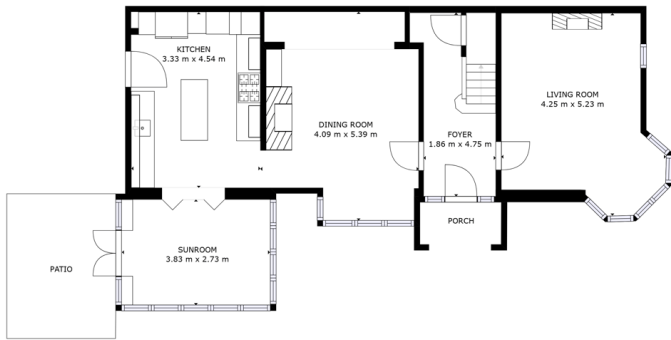


## Owner's View

This beautifully presented 4-bedroom, semi-detached family home on Goldsborough Road, Town Moor, offers the perfect blend of traditional charm and modern living. Immaculately maintained throughout, this spacious property boasts a contemporary kitchen, designed for both style and function, ideal for family cooking and entertaining. The well-positioned property benefits from nearby local amenities, including schools, shops, and easy access to the town center and Doncaster Royal Infirmary. With its excellent location, high-quality finish, and spacious accommodation, this is the perfect family home. Early viewing is highly recommended to fully appreciate everything this property has to offer.

## Ground Floor

### Floor Plan



FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 76 m<sup>2</sup>, FLOOR 2: 64 m<sup>2</sup>  
EXCLUDED AREAS: - PATIO: 11 m<sup>2</sup>  
- PORCH: 2 m<sup>2</sup>  
TOTAL: 139 m<sup>2</sup>  
SIZES AND DIMENSIONS GIVEN APPROXIMATE, ACTUAL MAY VARY.



### Entrance Hallway



### Breakfast Kitchen



### Dining Room



## Lounge

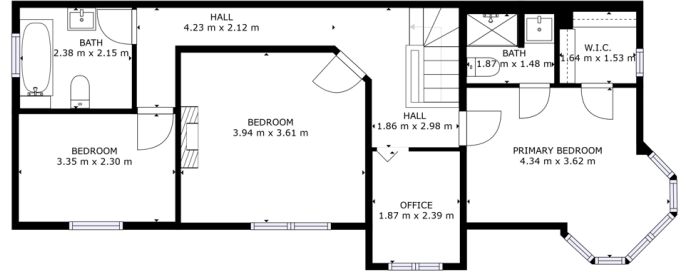


## Conservatory



## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 2: 76 m<sup>2</sup> FLOOR 2: 44 m<sup>2</sup>  
 EXCLUDED AREA: PATIO: 11 m<sup>2</sup>  
 TOTAL: 109 m<sup>2</sup>

SEEK AND SURRENDER MEASUREMENTS. ACTUAL MAY VARY.



## Master Bedroom



## En Suite





## Second Bedroom



## Third Bedroom



## Fourth Bedroom



## Family Bathroom



## External

### Front Aspect



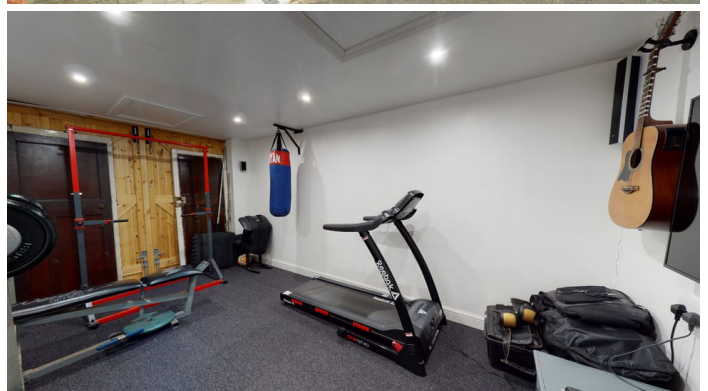




**Rear Garden**



**Garage (Gym) And Driveway**





## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with Radiators

Approximate Heating System Installation Date -

Water Heating System - Gas (combi) boiler

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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 