

4 Bedroom(s), Detached House, Freehold

The Hollows, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Executive Four Bedroom Detached Family Home
- Well Maintained Rear Garden
- Lounge and Dining Room
- Spacious Frontage, Driveway and Garage

- No Chain
- Modern Kitchen and Separate Utility Room
- Contemporary Family Bathroom and a Ground Floor Toilet
- Study
- Sought After Peaceful Location in Bessacarr

**£440,000
For Sale**

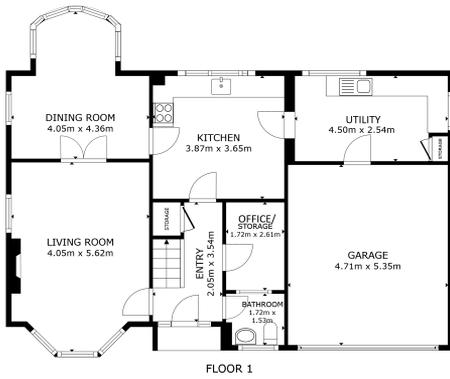
Book your viewing today Tel: 01302 247754

Owner's View

The Property lies in the Hollows, one of the most desirable locations in Bessacarr. A very quiet crescent set within a considerate neighbourhood. The house benefits from well proportioned rooms making it a super family home, it has a very light, warm welcoming and airy feel. The Kitchen Bathroom and Garage door have recently been replaced upgrading the property to a modern style. The Rear Garden is very private and has summer sun for most of the day making it a great play and entertaining space. I feel sure you will love living here.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 78.5sqm FLOOR 2: 96.5sqm
EXCLUDED AREAS: GARAGE: 25.2sqm PORCH: 1.4sqm
TOTAL: 127.4sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Lounge



Dining Room



Entry



Kitchen





Utility



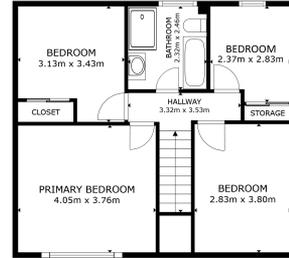
Study

W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 2: 106.00m² (1130.5 sq ft)
 EXCLUDED AREAS: 10.00m² (107.6 sq ft)
 TOTAL: 96.00m² (1032.9 sq ft)



Master Bedroom



Bedroom



Bedroom



Front Aspect

Bedroom



Rear Garden

Family Bathroom



Property Information

Council Tax Band - E

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 - Approx 7 years ago

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - Approx 7 years ago

Boiler Location - Kitchen

Externals



Approximate Electrical System Installation Date - When built

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	