

3 Bedroom(s), Semi-Detached House, Freehold

Whiphill Close, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Three Bedrooms
- Utility Room
- Shower Room And Separate Toilet
- Rear Enclosed Garden

- Semi Detached Family Home
- Open Plan Kitchen Diner
- Conservatory
- Lounge
- Garage & Driveway Allowing For Off Road Parking

£230,000
For Sale

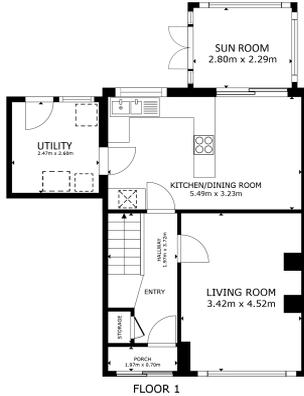
Book your viewing today Tel: 01302 247754

Owner's View

This attractive three-bedroom semi-detached home offers spacious accommodation, ideal for families and professionals alike. The ground floor features a welcoming entrance hall leading into a bright lounge, perfect for relaxing. To the rear, the open-plan kitchen diner provides a fantastic sociable space for everyday living and entertaining, complemented by a useful utility room for added practicality. A delightful sunroom overlooks the rear garden, creating an additional reception space filled with natural light and offering seamless access to the outdoors. To the first floor, the property boasts three bedrooms, all served by a modern family bathroom. Externally, the home benefits from a driveway providing off-road parking and access to a garage, while to the rear is an enclosed garden, ideal for children, pets, and outdoor dining. Located within a sought-after residential area, close to well-regarded schools, local amenities, and excellent transport links, this superb home offers comfortable living in a prime Bessacarr location.

Ground Floor

Floor Plan



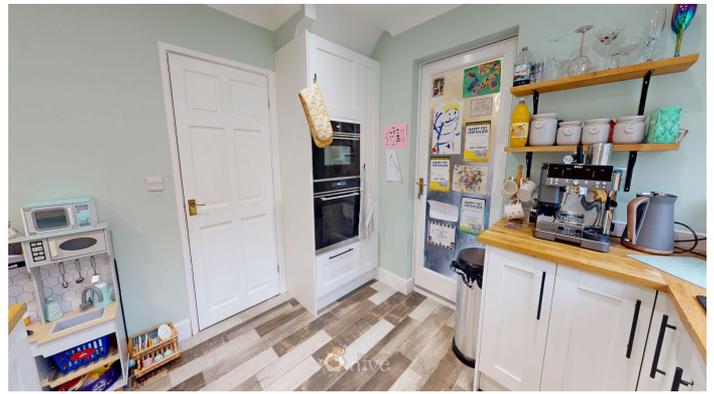
GROSS INTERNAL AREA
FLOOR 1: 50.8 m² FLOOR 2: 28.5 m²
TOTAL: 79.3 m²



Entrance Hall



Kitchen Diner



Lounge





Conservatory

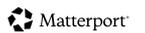


Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 125.6 m² FLOOR 2: 28.9 m²
TOTAL: 154.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Utility Room

First Bedroom



First Floor



Second Bedroom



Third Bedroom



Shower Room



Separate Toilet



External

Front Aspect



Rear Garden



Property Information

- Council Tax Band - B
- 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 - Garage

Approximate Electrical System Installation Date -

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>		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(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 