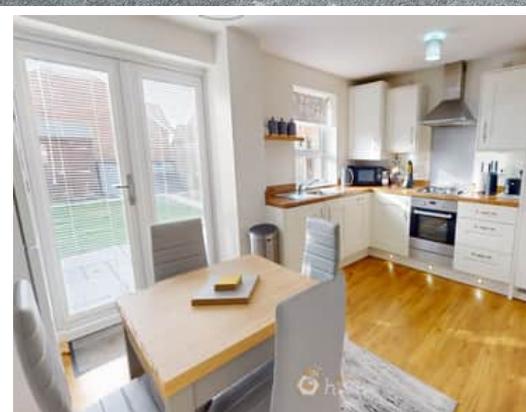


3 Bedroom(s), Semi-Detached House, Freehold

Whitmoore Drive, Auckley, Doncaster.



- 3D Virtual Tour Available
- No Chain
- Modern Kitchen Diner
- Family Bathroom
- Rear Enclosed Garden

- Three Bedroom Semi Detached Family Home
- Lounge
- Ground Floor W/C
- En Suite to Master
- Parking to the Front

£215,000
For Sale

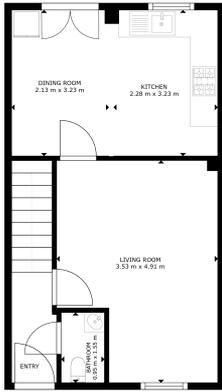
Book your viewing today Tel: 01302 247754

Owner's View

We have loved living in our 3-bedroom semi-detached home in the popular village of Auckley. The property enjoys a lovely open outlook across green space to the front, giving a real sense of space and privacy. It's an ideal location for families with well-regarded local schools nearby, while the popular Yorkshire Wildlife Park is just minutes away for great days out and walks. The house is also perfectly placed for commuting, with easy access to the A1 and M18, making travel to Doncaster, Leeds and further afield very convenient. A friendly area with a great balance of green surroundings and excellent local amenities. The property has the remaining NHBC warranty until June 2027.

Ground Floor

Floor Plan



FLOOR 1

GRABE INTERNAL AREA
FLOOR 1: 27.14m², FLOOR 2: 28.04m²
TOTAL: 55.18m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Kitchen Diner

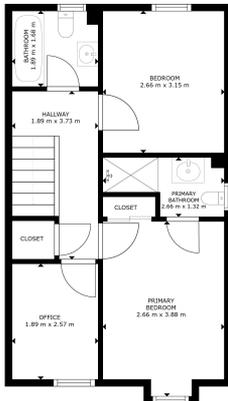


W/C



First Floor

Floor Plan



BRICK INTERNAL AREA
 FLOOR 1: 27 m², FLOOR 2: 38 m²
 TOTAL: 65 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

Master Bedroom & En Suite



Bedroom



Bedroom



Bathroom



Externals

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 - 1/1/2017

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/1/2017

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 1/1/2017

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		93
(81-91) B		
(69-80) C	80	
(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	