

4 Bedroom(s), Town House, Freehold

Grange Road, Cantley.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Integral Garage and Driveway Allowing for Off Road Parking

- Spacious Town House in a Popular Location
- Lounge and Conservatory
- Four Bedrooms En Suite to Master
- Rear Enclosed Garden

£230,000
For Sale

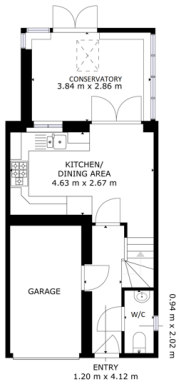
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...Nice quiet area benefiting from good bus links into Doncaster and outlying areas. Close to the countryside for walks and cycling, also close to the Yorkshire Wildlife Park. Local co-op just around the corner.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 33 m², FLOOR 2: 36 m², FLOOR 3: 36 m²
TOTAL: 105 m²

Matterport

Conservatory



Ground Floor W/C

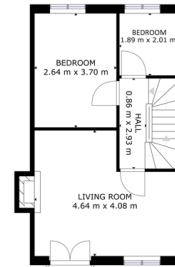


Kitchen Diner



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 33 m², FLOOR 2: 36 m², FLOOR 3: 36 m²
TOTAL: 105 m²

Matterport

Lounge



Bedroom

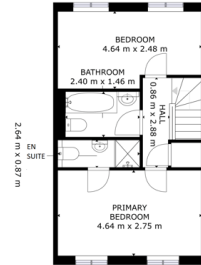


Bedroom



First Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 33 m², FLOOR 2: 36 m², FLOOR 3: 36 m²
TOTAL: 105 m²
(SIZES AND CORRELATIONS TOTAL: ACTUAL MAY VARY)

 Matterport

Master Bedroom With En Suite



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £800

Average Annual Gas Bills - £1200

Average Annual Water Bills - £420

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2007

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2007

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2007

Approximate Electrical System Test Date - 2007

Fires/Heaters - None

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



We make it happen.

Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

covenants, etc. - Can only be a single private dwelling

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? - Wide Doorways

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.

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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		84
(69-80) C	73	
(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	