

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

**Dunscroft Grove, Rossington, Doncaster.**



- 3D Virtual Tour Available
- Spacious Lounge with Dining Space
- Sizeable Driveway and Garage with Smart Charger
- Rear Enclosed Garden

- Three Bedroom Semi Detached Family Home
- Kitchen
- Modern Family Bathroom
- Popular Area

**£180,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

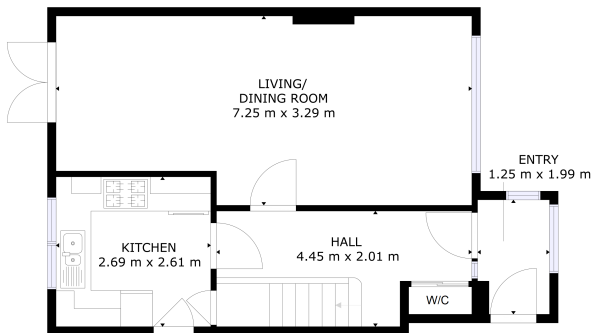


## Owner's View

Delightful three bedroom family home within a pleasant and safe cul-de-sac. One owner since it was first built in 1978, and has seen a family start, grow with joy and leave. Ample space to entertain, including rear and front gardens, and recently a downstairs toilet added. The front garden has been partially paved for vehicle/caravan storage, or could be returned to turf. Close to transport links, with the Great North Road into the city centre and the new link to the motorway network via the Great Yorkshire Way makes commuting to anywhere in Yorkshire a breeze. Public transport links within a short walk. Off road cycle ways into the city centre also.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 41.0 m<sup>2</sup>, FLOOR 2: 39.0 m<sup>2</sup>  
TOTAL: 80 m<sup>2</sup>

Matterport

### Kitchen



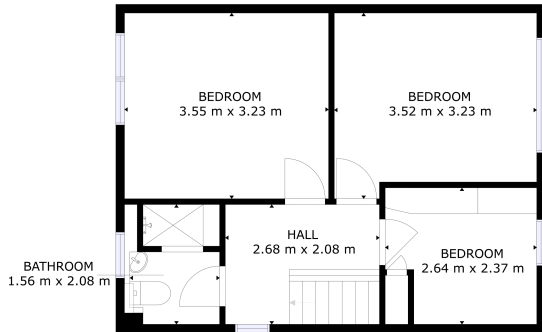
## Lounge/Dining Area



## First Floor



## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 41.11 m<sup>2</sup> FLOOR 2: 39.11 m<sup>2</sup>  
 TOTAL: 80.22 m<sup>2</sup>

Matterport

## Master Bedroom



## Bedroom



## Family Bathroom



## Externals

## Front Aspect





## Rear Garden



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.

## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes (leased)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 3/13/2020

Water Heating System - Gas boiler (Combi)

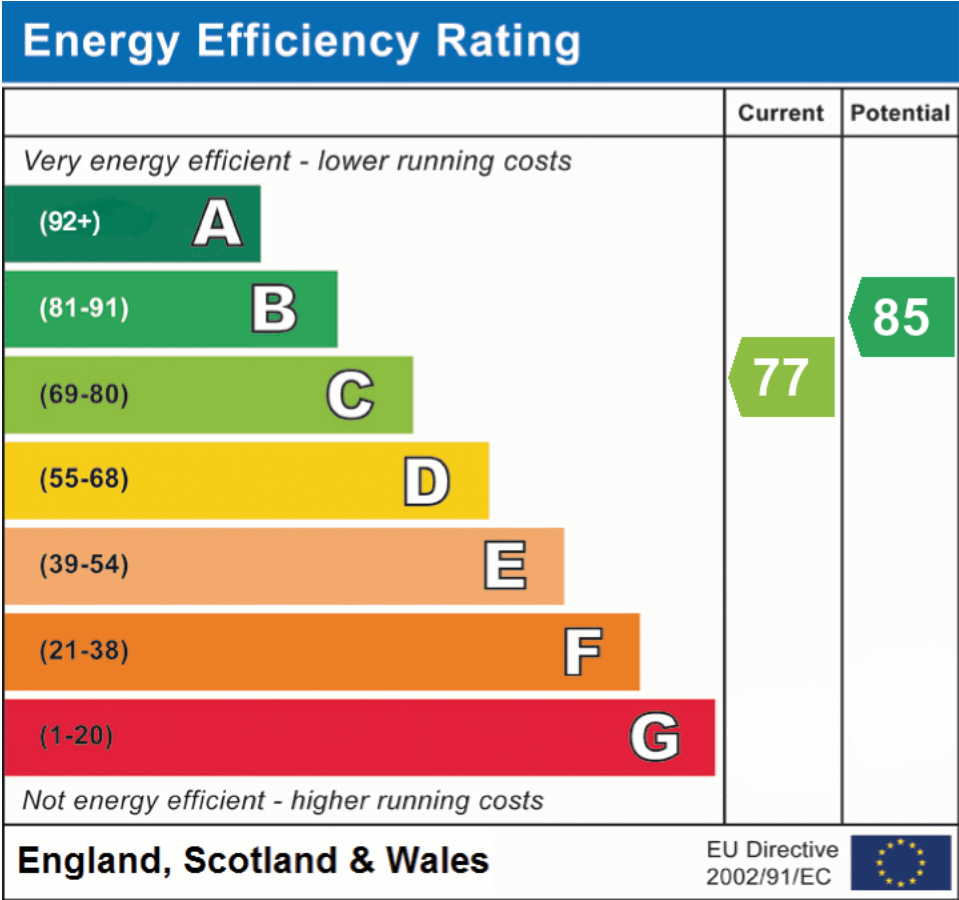
Approximate Water Heating Installation Date - 3/13/2020

Boiler Location - Loft

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



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.