

HIGH HAZEL GROVE, STAINFORTH, DONCASTER, DN7 5PP

OFFERS IN REGION OF £145,000





FANTASTIC TWO BEDROOM PROPERTY POSITIONED IN A QUIET CUL DE SAC AND OCCUPYING A LOVELY CORNER GARDEN PLOT. This superb home is the ideal first time buy with two double bedrooms, pleasantly presented throughout and is sure to impress all purchasers looking for a modern property. This move in ready house briefly comprises of entrance hallway, WC, living room, kitchen, stairs to the first floor landing, two bedrooms, bathroom with three piece suite, front garden, driveway, side and rear garden. **PERFECT MOVE IN READY HOUSE.**

ENTRANCE HALL

3' 6" x 5' 3" (1.08m x 1.61m) This delightful house is accessed via the front facing double glazed frosted door leading to the entrance hallway, door to the WC, door to the living room and a radiator.

WC

2' 8" x 5' 2" (0.83m x 1.60m) Benefiting from a low flush WC, wash hand basin, radiator, partially tiled splash back and side facing double glazed frosted window.

LIVING ROOM

12' 5" x 13' 10" (3.79m x 4.23m) Beautiful reception room with front facing double glazed window, open access to the stairs, side facing double glazed window, door to the kitchen and a radiator.

KITCHEN

12' 3" x 7' 8" (3.75m x 2.35m) Immaculately presented kitchen space with a range of modern fitted cabinetry, work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob, single electric oven, extractor hood, plumbing for a washing machine, space for a fridge/freezer, storage cupboard beneath the stairs, radiator, tiled flooring, partially tiled walls, rear facing double glazed window and rear facing double glazed frosted door to the garden.

STAIRS

Leading from the lounge to the first floor landing.

LANDING

5' 9" x 6' 1" (1.76m x 1.87m) Providing access to the bedrooms/bathroom, radiator and loft access point.

BEDROOM

12' 4" x 10' 6" (3.78m x 3.21m max) Fabulous L-shaped double bedroom with front facing double glazed window and a radiator.



BEDROOM

12' 3" x 7' 8" (3.75m x 2.36m) Further spacious double bedroom with built in cupboard above the stairs, rear facing double glazed window and a radiator.

BATHROOM

5' 6" x 5' 4" (1.69m x 1.65m) Pleasant bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower attachment, partially tiled walls, radiator, extractor fan and side facing double glazed frosted window.







FRONT GARDEN & DRIVEWAY

Small front garden, with path to front door, open access to the gravelled driveway providing off street parking to the front of the property and a fence enclosure with side access gate to the side/rear garden.

REAR GARDEN

Lawned garden to the side and rear with fence enclosure, plus a paved patio.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

EPC RATING: B

HEATING SYSTEM: GAS FIRED BOILER

INSTALLATION DATE: DECEMBER 2021

ELECTRICS INSTALLATION DATE: DECEMBER 2021

GAS & ELECTRIC METER LOCATION: SIDE OF THE HOUSE

WATER METER LOCATION: END OF THE DRIVEWAY

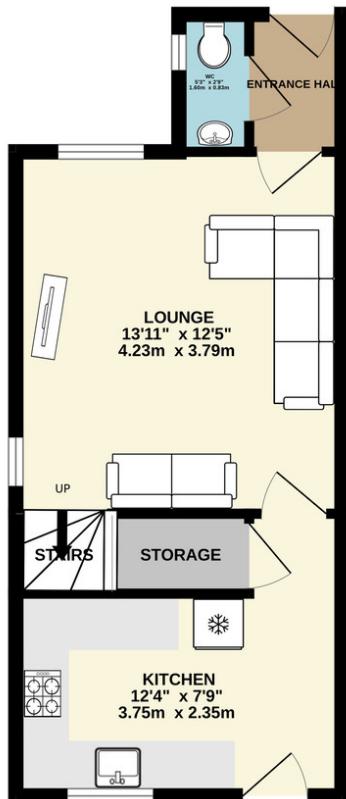
GARDEN FACES: SOUTH

LOFT: NOT BOARDED

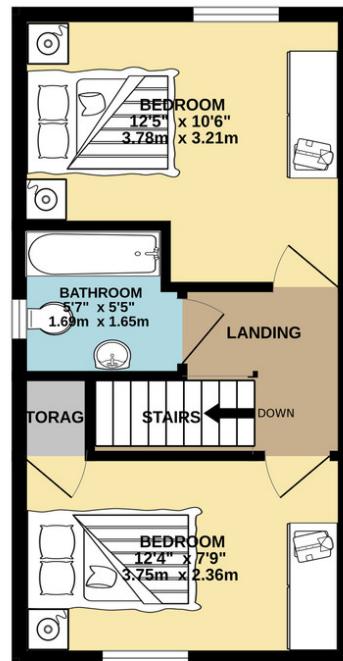
SERVICES: MAINS



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.