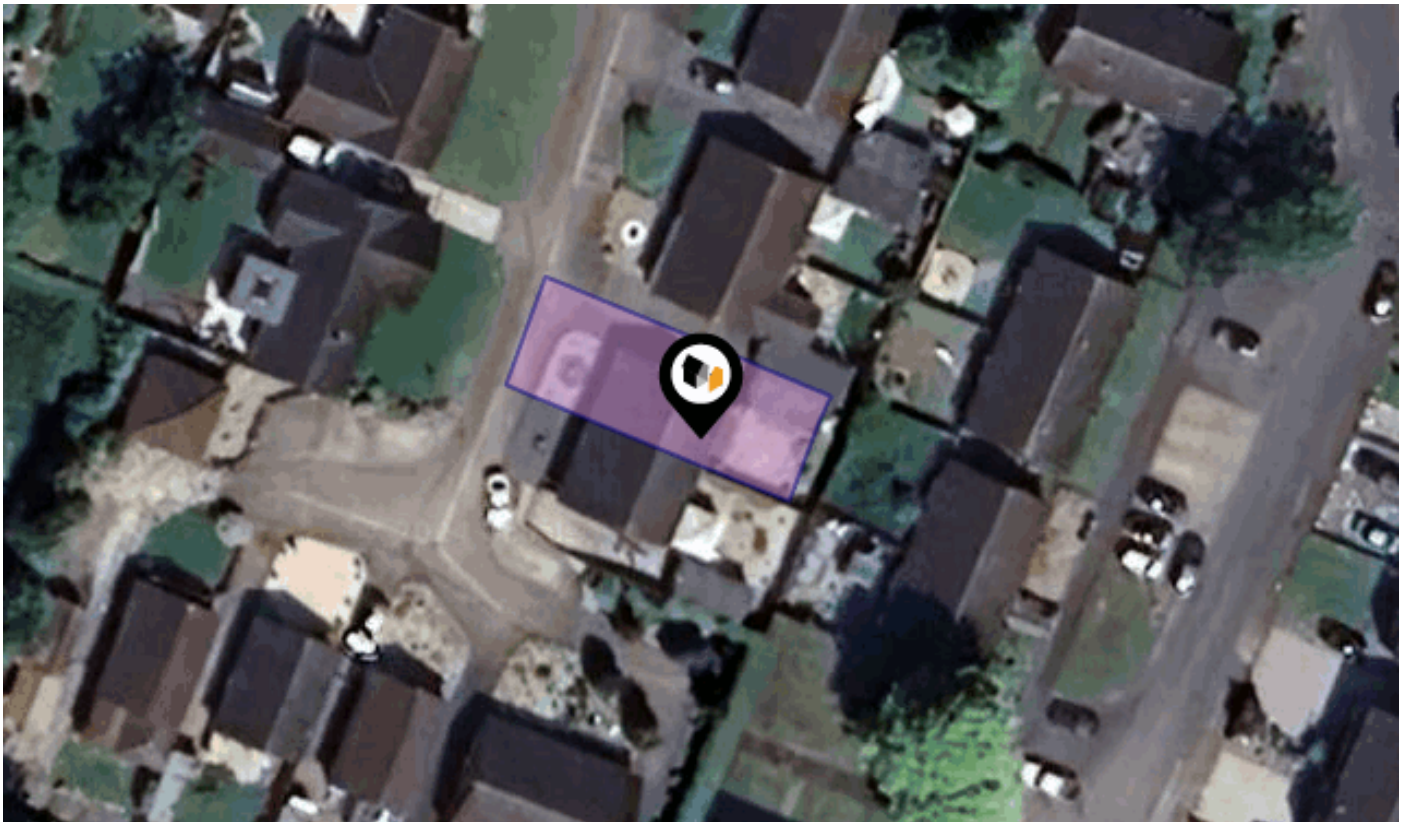


[See More Online](#)

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 23<sup>rd</sup> December 2024**



**DRYHURST CLOSE, NORTON, DONCASTER, DN6**

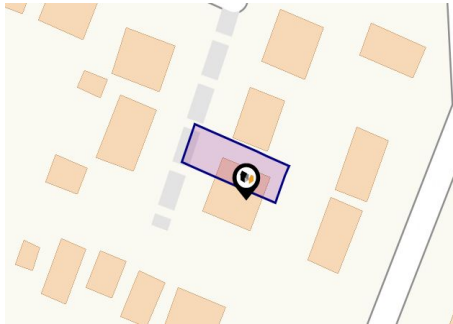
## Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

01302981149

[chris@elitepg.co.uk](mailto:chris@elitepg.co.uk)

[elitepg.co.uk](http://elitepg.co.uk)



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	538 ft <sup>2</sup> / 50 m <sup>2</sup>
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,574
Title Number:	SYK195789

Tenure: Freehold

## Local Area

Local Authority:	Doncaster
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

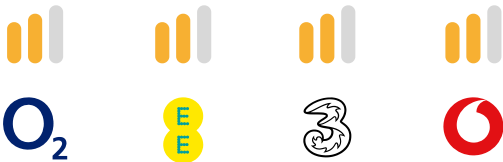
28  
mb/s



1000  
mb/s

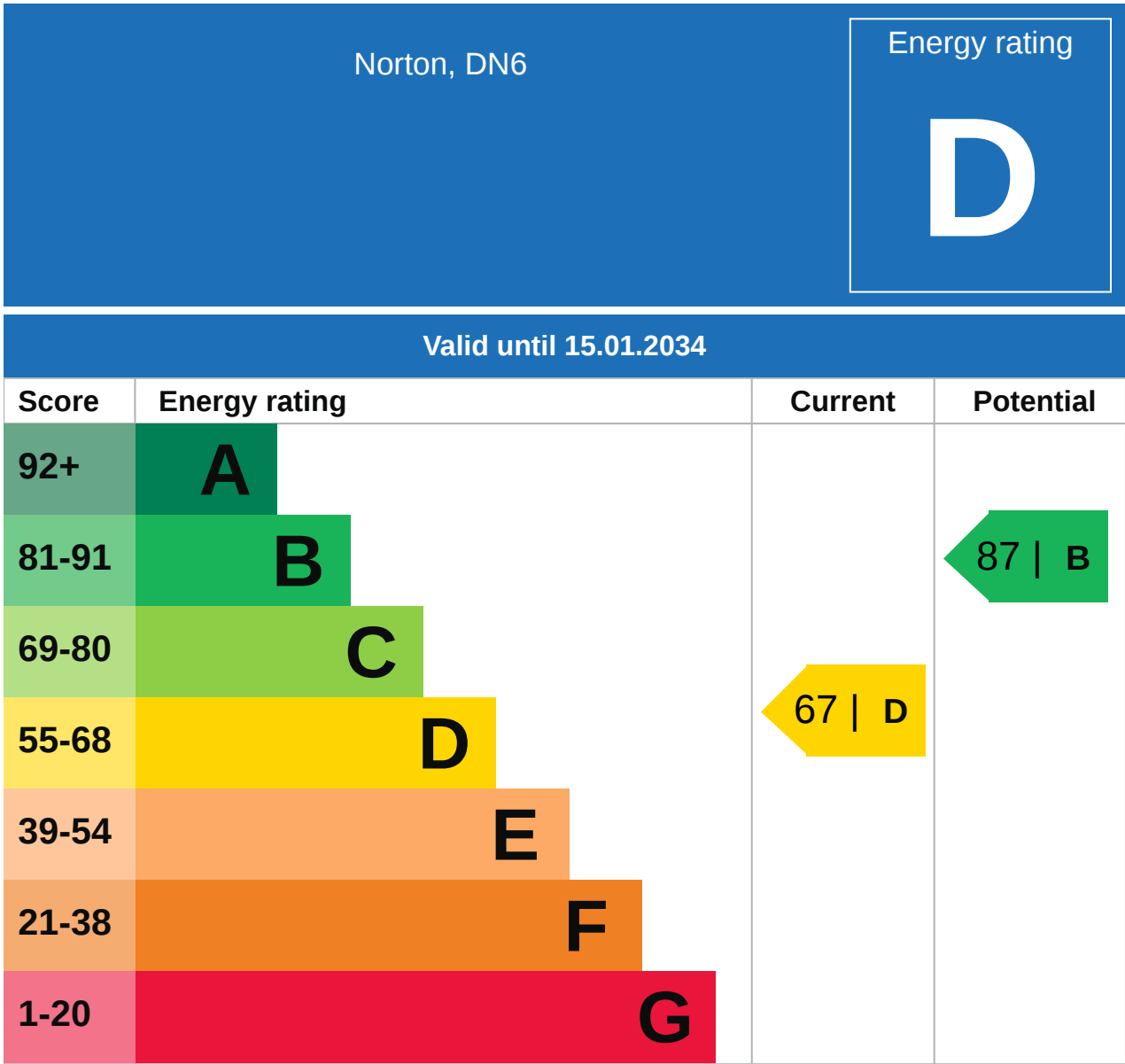


Mobile Coverage:  
(based on calls indoors)



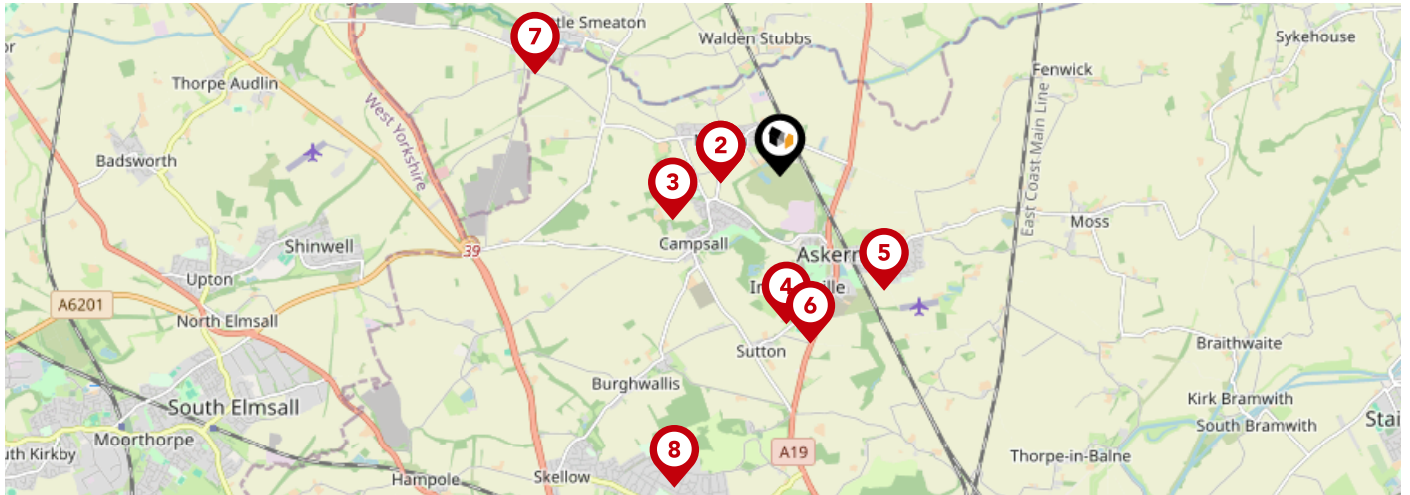
Satellite/Fibre TV Availability:





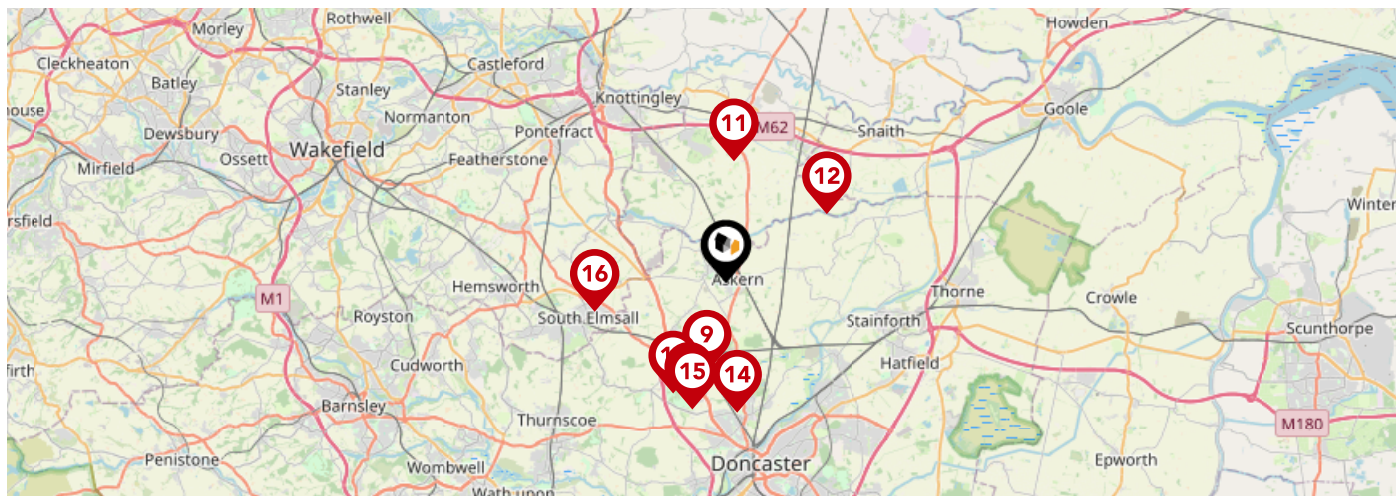
## Additional EPC Data









<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	50 m <sup>2</sup>

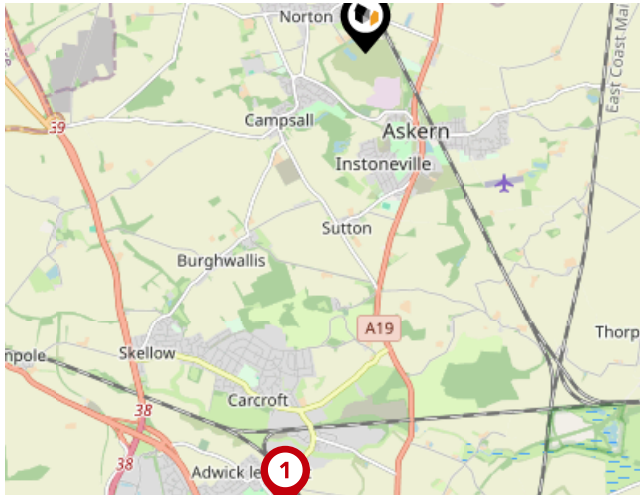


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Norton Infant School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Norton Junior School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Campsmount Academy</b> Ofsted Rating: Good   Pupils: 777   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Askern Littlemoor Infant Academy</b> Ofsted Rating: Good   Pupils: 187   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Askern Moss Road Infant Academy</b> Ofsted Rating: Good   Pupils: 114   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spa Academy Askern</b> Ofsted Rating: Requires improvement   Pupils: 246   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kirk Smeaton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Owston Park Primary Academy</b> Ofsted Rating: Good   Pupils: 443   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






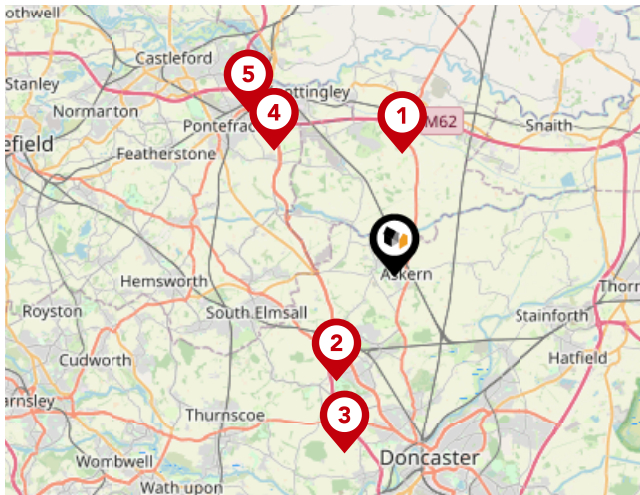


		Nursery	Primary	Secondary	College	Private
	<b>Carcroft Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridge Employability College</b> Ofsted Rating: Good   Pupils:0   Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley and Eggborough Community Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pollington-Balne Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 128   Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Ridge Community School</b> Ofsted Rating: Requires improvement   Pupils: 149   Distance:4.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Toll Bar Primary School</b> Ofsted Rating: Requires improvement   Pupils: 180   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Outwood Academy Adwick</b> Ofsted Rating: Good   Pupils: 1108   Distance:4.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Upton Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








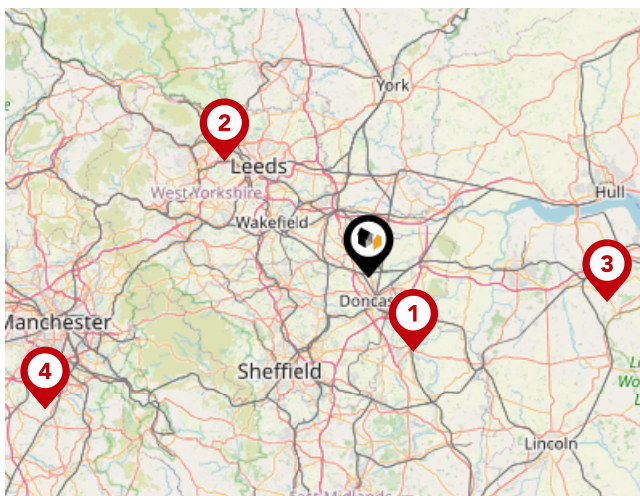
## National Rail Stations

Pin	Name	Distance
	Adwick Rail Station	4.06 miles
	Whitley Bridge Rail Station	4.75 miles
	Hensall Rail Station	5.11 miles







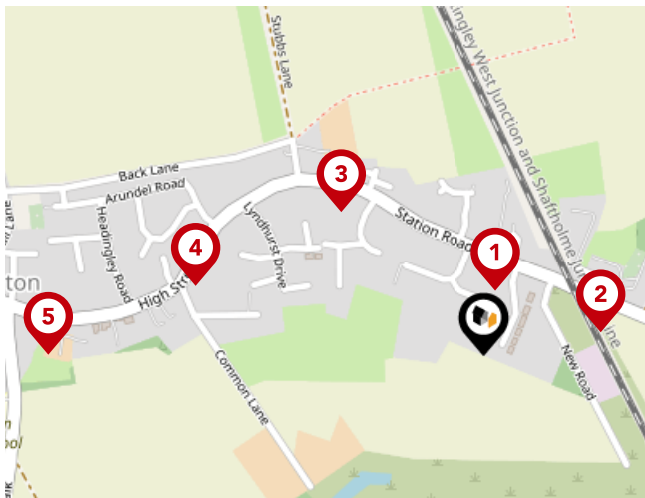
## Trunk Roads/Motorways

Pin	Name	Distance
	M62 J34	4.38 miles
	A1(M) J38	4.19 miles
	A1(M) J37	6.42 miles
	M62 J33	6.15 miles
	A1(M) J41	7.71 miles



## Airports/Helipads

Pin	Name	Distance
	Finningley	12.12 miles
	Leeds Bradford Airport	26.14 miles
	Humberside Airport	33.61 miles
	Manchester Airport	49.27 miles

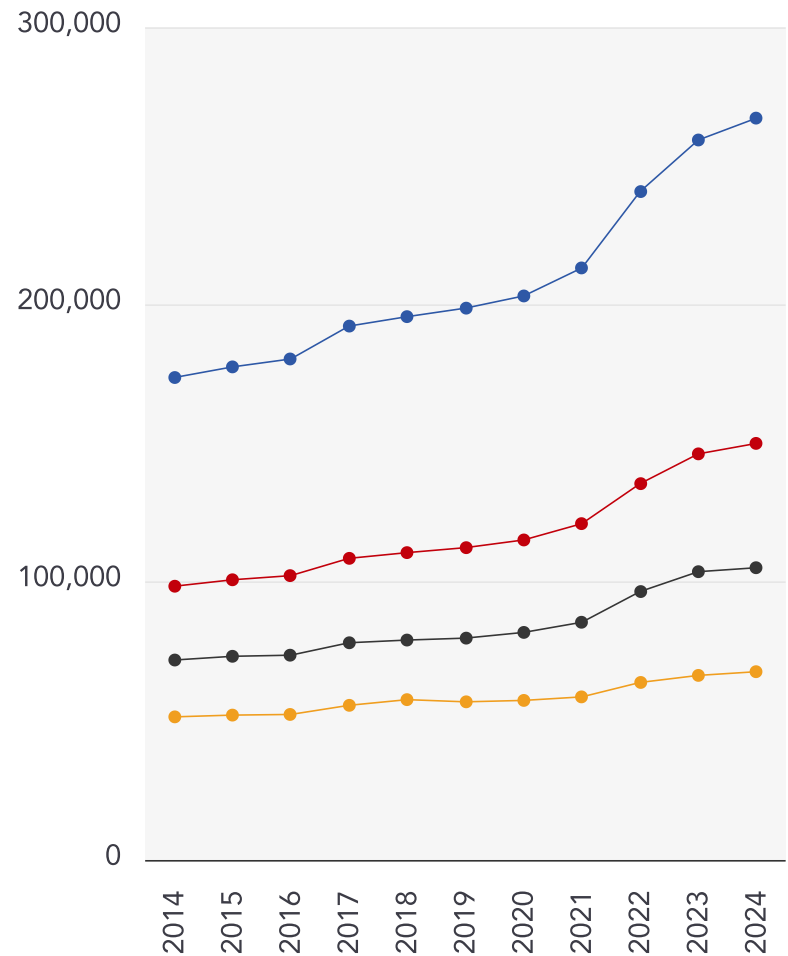


### Bus Stops/Stations

Pin	Name	Distance
1	Station Road/Cridling Gardens	0.07 miles
2	Norton Common Road/Hawthorne Avenue	0.13 miles
3	Station Road/Ashburnham Close	0.22 miles
4	High Street/Arundel Road	0.33 miles
5	High Street/Campsall Balk	0.48 miles



## 10 Year History of Average House Prices by Property Type in DN6



Detached

**+53.77%**

Semi-Detached

**+52.17%**

Terraced

**+46.16%**

Flat

**+31.56%**



### Elite Property

---

Founded in 2022 by husband-and-wife team Chris and Emma Stone, Elite Property is an estate agency with a difference. Drawing on over 17 years of experience, Chris has held senior roles at some of the most prominent corporate and independent agencies in the UK. His vision for Elite Property was simple yet ambitious: to combine the best of his industry knowledge and experience with a personal touch, creating an estate agency experience unlike any other in Doncaster. Elite Property has earned a reputation for professionalism balanced with approachability. We leverage the latest technology to streamline our services but never lose sight of the fundamentals—taking the time to speak to our clients and understand their unique needs. With fixed fee packages starting from just £995 + VAT, we're able to offer outstanding value without cutting corners on the 5-star service our clients expect. At Elite Property, we're committed to providing a superior, personalised estate agency experience.

## Testimonial 1



We had the most stress free experience of selling our house. Everything was handled efficiently and professionally. Amazing service!

## Testimonial 2



1st class service, very professional, always answered emails , phone calls. I was unsure at first as I had always used big firms in the past, Chris Stone works relentlessly to get the work done in the quickest timescale. Highly recommended.

## Testimonial 3



I would strongly recommend Elite Properties when you are looking to sell or purchase a property. I was extremely happy with the service that we received when we were dealing with Chris. From the initial conversation and throughout the whole process Chris was very professional. He always went above and beyond to make sure that what should be a stressful situation was a smooth and successful process. Chris was very knowledgeable about the local market.

## Testimonial 4



We used Elite Property for the recent sale of our property, and what a fantastic service from start to finish. Chris at Elite had great communication throughout the process, not just between us, but the buyers/solicitors too, making the process much more efficient. Highly professional, yet a friendly approach, cannot recommend them enough. Good luck to Chris and the company for their future success. Thank you again!



/elitedoncaster



/elitepropertydoncaster



/elitepropertydoncaster

# Elite Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Elite Property

Elite Property 9 Hall Gate Doncaster DN1  
3LU  
01302981149  
chris@elitepg.co.uk  
elitepg.co.uk

