

## St. Marys Road, Doncaster, DN1

**£190,000**

From

**Tenure:** Freehold, **Bedrooms:** 4

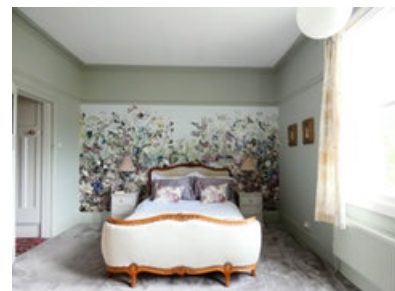
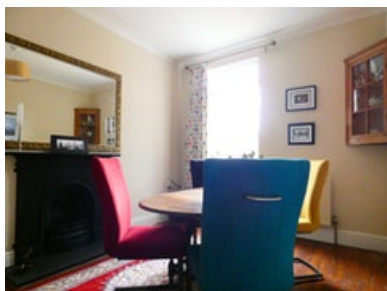
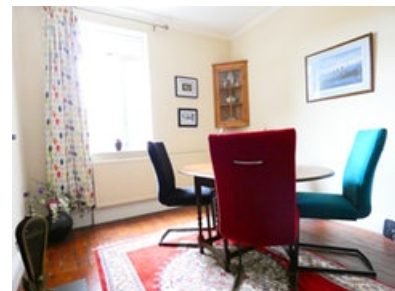
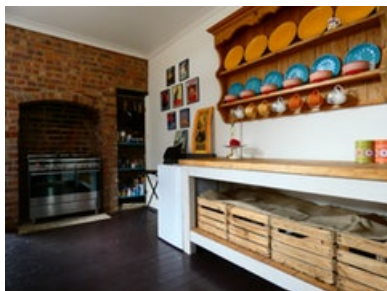
Property comprises : Four bedrooms, large en suite with bath, family bathroom with corner shower, living room, utility room, kitchen/diner, dining room, cellar, enclosed garden with patio area & single detached garage with potential to convert, off street parking & ample on st

## Key features:

- Ideal Family Home
- Character Property
- Four Bedrooms
- Family Bathroom & En Suite
- Two Reception Rooms
- Large Kitchen/Diner
- Utility Room
- Enclosed Garden
- Detached Garage
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED

## Extra info:

- **Property Age:** 130 years
- **Council Tax:** Band A (£150.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



*Property comprises : Four bedrooms, large en suite with bath, family bathroom with corner shower, living room, utility room, kitchen/diner, dining room, cellar, enclosed garden with patio area & single detached garage with potential to convert, off street parking & ample on street parking. Close to local amenities, schools catchment area, walking distance to Doncaster Town, a short drive to local motorway networks & train station. Ideal family home, viewing highly recommended.*

**Entrance Hall** - Entering the property through to the panelled hallway & unique stained glass door.

**Living Room** - Well presented Living Room with feature fireplace, power points, TV point, large single radiator & double glazed bay window.

**Kitchen/Diner** - Modern open plan Kitchen/Diner with original wood flooring, new belfast sink with drainage and copper taps, large freestanding oven/grill & gas hob, ample room for additional appliances, single radiator, power points, double glazed window & access to the large cellar.

**Utility Room** - Utility Room comprising of storage space, sink with drainage, plumbing for a washing machine, power points & access to the garden through single door.

**Dining Room** - Well presented dining room with feature fireplace, single radiator, power points & double glazed window.

**Master Bedroom** - Master Double Bedroom, unique feature wall, double glazed window, single radiator, power points & feature fireplace.

**Family Bathroom** - Modern bathroom with corner shower, toilet, wash basin, heated towel rail & double glazed frosted window.

**Bedroom Two** - Double bedroom, feature fireplace, double glazed window, power points & single radiator.

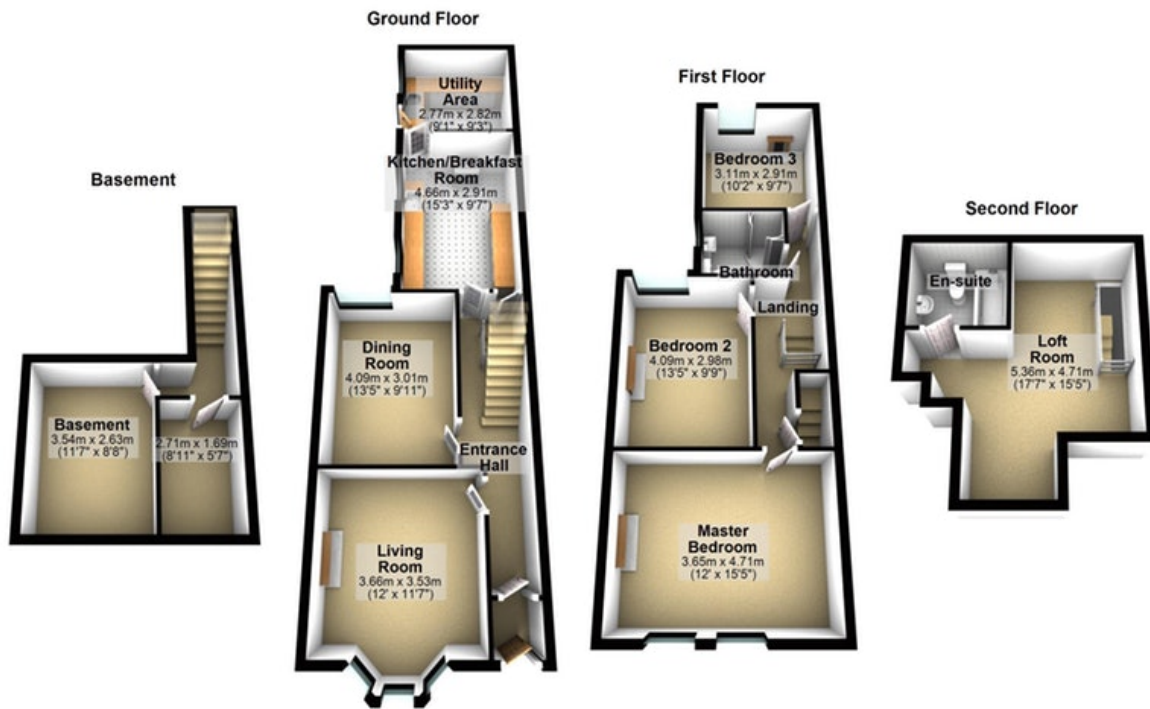
**Bedroom Three** - Double bedroom, feature fireplace, double glazed window, power points & single radiator.

**Bedroom Four/Attic Room** - Double bedroom, double glazed window, power points & single radiator.

**En Suite** - Large en suite with bath, wash basin, toilet, heated towel rail & double glazed window.

**Outside** - Large well presented enclosed rear garden, patio area, detached garage with potential to convert, front garden, off street parking & ample on street parking.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**  HM Government

**47, St. Marys Road, DONCASTER, DN1 2NR**

<b>Dwelling type:</b> end-terrace house	<b>Reference number:</b> 0818-5032-7205-2486-7944
<b>Date of assessment:</b> 09 May 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 May 2016	<b>Total floor area:</b> 138 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,843</b>
<b>Over 3 years you could save</b>	<b>£ 3,717</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 228 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;">                     You could save £ 3,717 over 3 years                 </div>
Heating	£ 6,087 over 3 years	£ 2,550 over 3 years	
Hot Water	£ 345 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 6,843</b>	<b>£ 3,126</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
	37	77

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 396
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,038
3 Internal or external wall insulation	£4,000 - £14,000	£ 1,506

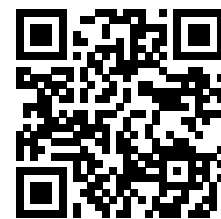
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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