

Goldsmith Road, Doncaster, DN4

£150,000

Guide Price

Tenure: Freehold, **Bedrooms:** 5

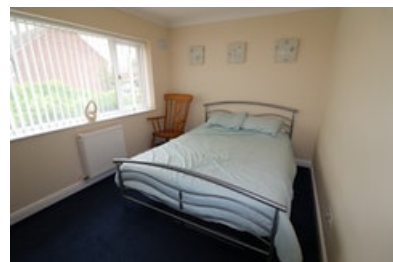
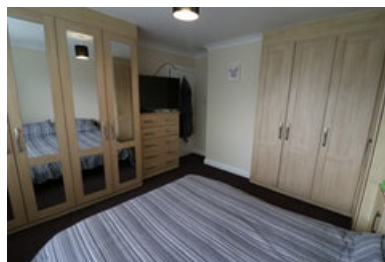
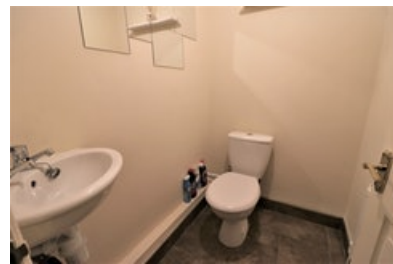
GUIDE PRICE £150,000 - £160,000 DON'T MISS OUT - FANTASTIC FAMILY HOME WITH FIVE GOOD-SIZED BEDROOM IN SOUGHT AFTER LOCATION Extremely spacious, 5-bedroom, perfect family home in a well sought-after location. This property offers a large driveway with ample off-street parking and a

Key features:

- Off Street Parking
- Garage
- 5 Good Size Bedrooms
- Sought after location
- Bar
- Ideal family home
- Large kitchen diner
- Private driveway

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£90.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE £150,000 - £160,000

DON'T MISS OUT - FANTASTIC FAMILY HOME WITH FIVE GOOD-SIZED BEDROOM IN SOUGHT AFTER LOCATION

Extremely spacious, 5-bedroom, perfect family home in a well sought-after location. This property offers a large driveway with ample off-street parking and a garage to the front; to the back there is a low maintenance garden mainly laid to lawn with an attractive block paved patio and path. At the rear of the garden is a timber-built playhouse, which is great for storing away toys. The accommodation briefly comprises; hall, lounge, kitchen/diner, utility, W/C, garden room (bar), 5 bedrooms and family bathroom. Must be viewed to appreciate the space on offer.

DESCRIPTION

Entrance Hall

Double glazed front door, saving to the ceiling and central heating radiator

Double glazed front door, coving to the ceiling and central heating radiator.

Lounge 14' 9" x 12' 4" (4.50m x 3.76m)

Naturally light room due to double glazed bay window to the front, central heating radiator and coving to the ceiling.

Kitchen 21' 3" x 9' max (6.48m x 2.74m max)

With double glazed window to rear and double glazed French doors giving access to the paved patio area. Fitted with a range of wall, base and drawer units and work surface housing the stainless steel sink and drainer. There is a gas five ring hob with stainless steel finish cooker hood above, electric double oven, space for a fridge/freezer, central heating radiator and a tiled floor. The kitchen opens to the utility room.

Utility Room 11' x 8' 7" (3.35m x 2.62m)

Work surfaces, plumbing for a washing machine and space for a tumble dryer, central heating radiator and tiled floor. Internal doors lead to the downstairs W/C and garden room.

W/C

Fitted with a wash hand basin and pedestal W/C. There is a central heating radiator and tiled flooring.

Garden room 9' x 6' (2.74m x 1.83m)

With double glazed French windows overlooking the garden and a wall mounted gas central heating boiler. This room is currently the Pub/Bar a fantastic room for drinks on those summer days in the garden or when the weather comes colds having an evening out at home. If that's not your cup of tea this room would convert into a great Sunroom or Family room.

First Floor Landing

Has access to the loft and coving to the ceiling.

Bedroom 12' 4" inc wardrobes x 11' 2" plus the recess (3.76m inc wardrobes x 3.40m plus the recess)

Double glazed window to front, built in wardrobes providing hanging and storage space, central heated radiator and coving to the ceiling.

Bedroom 12' 2" x 9' (3.71m x 2.74m)

With rear facing double glazed window and central heating radiator.

Bathroom

A good sized bathroom with rear facing double glazed window, extractor fan and chrome heated towel rail. Fitted with a white suite comprising of a pedestal wash hand basin with vanity unit, low level WC and p-shaped bath with mixer taps and shower over with shower screen. There is full wall tiling and tiled flooring.

Bedroom 17' 7" x 8' 6" (5.36m x 2.59m)

A double room with rear facing double glazed window overlooking the garden and central heating radiator.

Bedroom 15' x 8' 6" (4.57m x 2.59m)

With front facing double glazed window and central heating radiator.

Bedroom 9' 4" x 8' 8" inc the bed (2.84m x 2.64m inc the bed)

With front facing double glazed window, central heating radiator, bed built over the bulk head and coving to the ceiling.

Outside

To the front this property offers a large driveway with ample off-street parking and a smaller than average garage which has a roller shutter door with light and power.

To the back there is a low maintenance garden mainly laid to lawn with an attractive block paved patio and path.

At the rear of the garden is a timber-built playhouse, which is great for storing away toys.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

5, Goldsmith Road, DONCASTER, DN4 8LZ

Dwelling type: Mid-terrace house	Reference number: 8766-7228-4610-4632-9906
Date of assessment: 02 August 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 August 2016	Total floor area: 154 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 3,366
Over 3 years you could save	£ 93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 246 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 93 over 3 years </div>
Heating	£ 2,664 over 3 years	£ 2,682 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 3,366	£ 3,273	

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

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="border: 1px solid black; padding: 2px;">71</td> <td style="border: 1px solid black; padding: 2px;">78</td> <td colspan="2"></td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				71	78			Current	Potential	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.
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G											
			71	78													

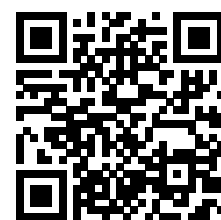
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 96
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 774

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

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code