



The Grove, Doncaster, DN2

£249,500

Guide Price

Tenure: Freehold, **Bedrooms:** 5

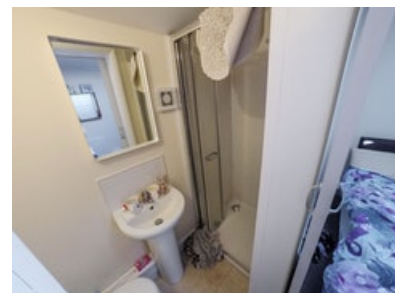
Located on one of the most desirable roads in the highly sought after Wheatley Hills is this beautiful 5 bedroom, 5 bathroom, detached bungalow complete with immaculate and spacious southeast facing garden, garage and driveway for private parking. Within walking distance of the hosp

Key features:

- perfect location in wheatley hills
- 5 bedrooms and 5 bathrooms (4 en-suite!)
- large garage
- private driveway for 3 vehicles
- open plan lounge / dining room with skylights
- spacious and immaculate south-east facing garden

Extra info:

- **Property Age:** 68 years
- **Council Tax:** Band D (£1647.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Located on one of the most desirable roads in the highly sought after Wheatley Hills is this beautiful five bedroom, five bathroom, detached bungalow complete with immaculate and spacious southeast facing garden, garage and driveway for private parking.

Within walking distance of the hospital, parks, schools, local amenities and Wheatley Golf Club this is a perfect family home or investor property boasting a wealth of facilities. Rail links to Leeds, Sheffield, London and many other major cities within 2 hours also make this highly desirable for commuters.

The inside of the property consists of:

- master bedroom with master ensuite
- two further double bedrooms, both with en-suites
- two single bedrooms, 1 with en-suite
- one family bathroom
- open plan lounge / dining room with skylights
- modern, spacious kitchen
- patio door access to gorgeous rear garden from lounge and rear bedroom

On the outside there is a private driveway for three vehicles, a large garage, small front garden and a large southeast-facing rear garden.

This property offers unrivalled flexibility as a family home or as a long term investment property, it is currently a HMO earning £1970 per month or 10.6% yield.

For further information about this property or to book a viewing please contact the agent.

Floor plan:



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate HM Government

52, The Grove, DONCASTER, DN2 5SD

Dwelling type: Detached bungalow	Reference number: 9249-2859-6907-9321-8735
Date of assessment: 21 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 October 2019	Total floor area: 122 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:	£ 3,117
Over 3 years you could save	£ 999

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: auto;"> You could save £ 999 over 3 years </div>
Heating	£ 2,601 over 3 years	£ 1,689 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 3,117	£ 2,118	

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 style="font-size: xx-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p style="border: 1px solid black; padding: 2px;">Current</p> <p style="border: 1px solid black; padding: 2px;">68</p> </div> <div style="width: 45%; text-align: center;"> <p style="border: 1px solid black; padding: 2px;">Potential</p> <p style="border: 1px solid black; padding: 2px; font-size: 2em;">85</p> </div> </div>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
---	--

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 600
2 Floor insulation (suspended floor)	£800 - £1,200	£ 309
3 Solar water heating	£4,000 - £6,000	£ 87

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 or call freephone 0300 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