



Asgolds Way, Doncaster, DN6

£225,000

Fixed Price

Tenure: Freehold, **Bedrooms:** 4

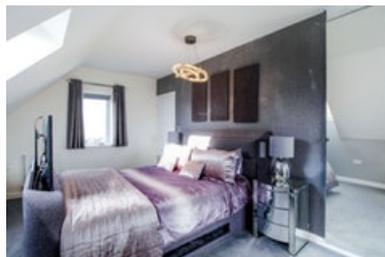
Housesimple are delighted to introduce this stunning four bed detached house in a prime position on the highly sought after development in Askem which is perfectly situated for local schools, transport links and amenities. Situated over three floors, the spacious accommodation is sure to

Key features:

- No Chain
- Sought After Location
- Private Garden with Rear Gate
- Garage/ Driveway
- Kitchen with Integrated Appliances
- Downstairs WC
- TV aerial points (x7)
- Storage Cupboards (x3)
- Four Bedrooms (2 first floor
- 2 second floor)
- Master Bedroom Ensuite
- Family Bathroom first floor
- Shower Room with WC/Wash basin second floor
- Fitted Blackout Roller Blinds in all rooms
- Nest Central Heating System.
- Many upgrades throughout the property
- Security Alarm
- Tiled flooring to Hallway Kitchen and WC

Extra info:

- **Property Age:** 2 years
- **Council Tax:** Band D (£1688.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



Housesimple are delighted to introduce this stunning four bed detached house in a prime position on the highly sought after development in Askem which is perfectly situated for local schools, transport links and amenities.

Situated over three floors, the spacious accommodation is sure to suit a wide range of buyers and briefly comprises:

Downstairs boasts an entrance hall, spacious open plan living room/dining room which is filled with natural light due to the French doors, understairs cupboard, a modern kitchen with a range of modern wall/base units with high gloss finish, 6 chrome downlights and integrated appliances including dishwasher, washing machine, fridge freezer, built in oven and Samsung electric touch hob and additional electrical sockets, There is a sizeable downstairs WC with 4 chrome down lights. (can be converted into a wet room). There are TV aerial sockets to the kitchen, lounge and also dining area.

Set across the first floor, the property comprises of two generous bedrooms both with TV points, an ensuite adjoining to the master bedroom with an electric shower, a store cupboard and a family bathroom featuring an upgraded three piece suite with overhead shower and extended tiling.

The second floor boasts two spacious bedrooms both with TV points (one with a storage cupboard), a shower room featuring a gravity fed shower, WC and wash basin and access to the loft.

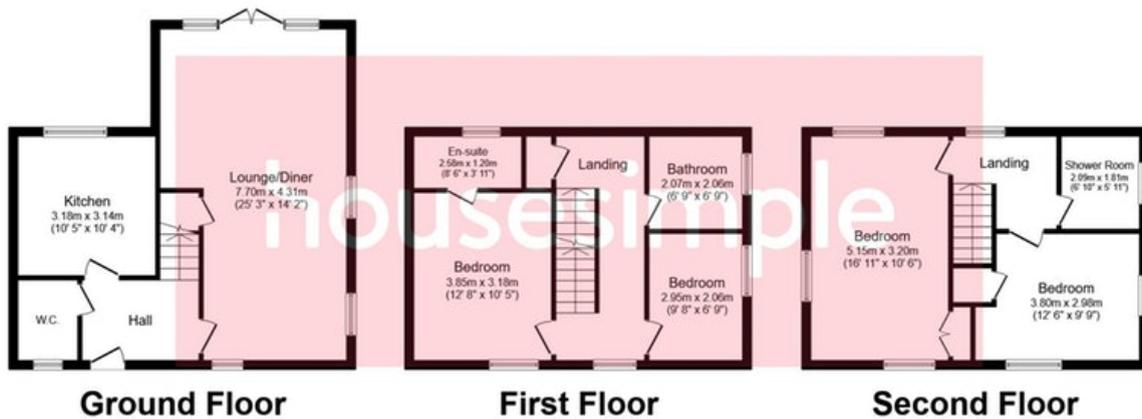
Additional interior benefits include a power source provided in the living room to add an electric fire and the ability to add a through the floor lift to the first storey.

To the front and side of the property are small gardens filled with shrubs. There is an outside light to the front door and also a doorbell.

To the rear of the property, there is a generous private enclosed garden featuring grass, patio and a fence boundary. The low maintenance garden also features a security light, garden tap and outdoor weatherproof electrical sockets with a private driveway and good size red brick garage.

This property must be viewed to be appreciated so act quick to avoid disappointment!

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

2, Asgolds Way, Askern, DONCASTER, DN6 0FF

Dwelling type: Detached house	Reference number: 7208-0095-7397-5403-9984
Date of assessment: 30 March 2017	Type of assessment: SAP, new dwelling
Date of certificate: 30 March 2017	Total floor area: 131 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: £ 1,506

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	Not applicable
Heating	£ 1,020 over 3 years	£ 1,020 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	£ 1,506	£ 1,506	

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

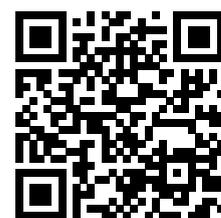
<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p>	<table border="1"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">84</td> <td style="font-size: 2em;">92</td> </tr> </table>	Current	Potential	84	92	<p>The graph shows 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>
Current	Potential					
84	92					

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792

MISREPRESENTATION ACT, 1967.

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