



## Parkhall Drive, Doncaster, DN6

**£225,000**

Guide Price

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

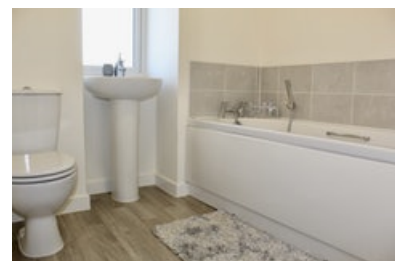
This stunning 4 bedroom detached property is located within the highly sought after new development in Askern and is well placed for access to local amenities whilst having excellent transportation links. This impressive and beautifully proportioned property occupies a corner pl

## Key features:

- NO CHAIN
- Ideal Family Home
- Beautifully Presented Throughout
- Open Plan Living
- Built-In Storage
- Downstairs WC
- Modern Kitchen with Integrated Appliances
- FOUR Generous Bedrooms
- En-Suite Adjoining to Master Bedroom
- Family Bathroom AND Separate Shower Room
- Low Maintenance Garden
- Fitted Blinds
- Private Driveway
- Hive Central Heating System
- Future Proof

## Extra info:

- **Property Age:** 2 years
- **Council Tax:** Band D (£1647.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



This stunning 4 bedroom detached property is located within the highly sought after new development in Askern and is well placed for access to local amenities whilst having excellent transportation links.

This impressive and beautifully proportioned property occupies a corner plot and is set across three floors. The property offers no upwards chain, a Hive central heating system, a 10 year LABC warranty (which started in December 2017), double glazing and new carpets throughout and a Yale Conexis smart door lock.

Downstairs boasts an entrance hall, spacious open plan living room/dining room which is filled with natural light (with credit to the french patio doors), understairs cupboard, a modern kitchen (featuring integrated Indesit hob, Indesit oven, dishwasher and fridge freezer) and a downstairs WC (which has been designed with potential to convert into a wet room).

Set across the first floor, the property comprises of two generous bedrooms, an ensuite adjoining to the master bedroom (featuring an electric shower), a store cupboard and a family bathroom featuring a three piece suite.

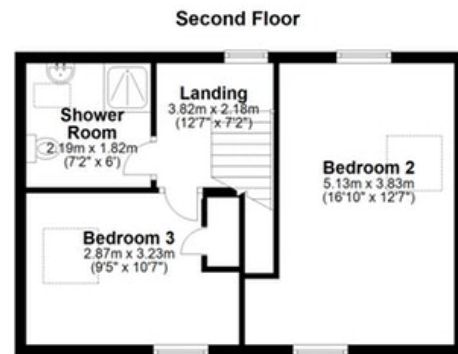
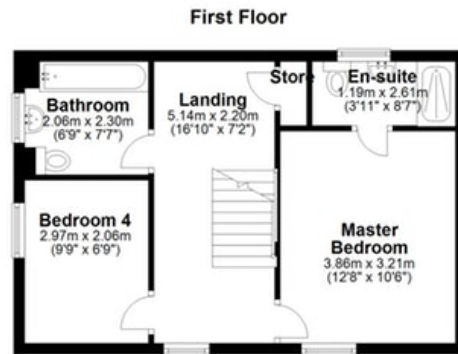
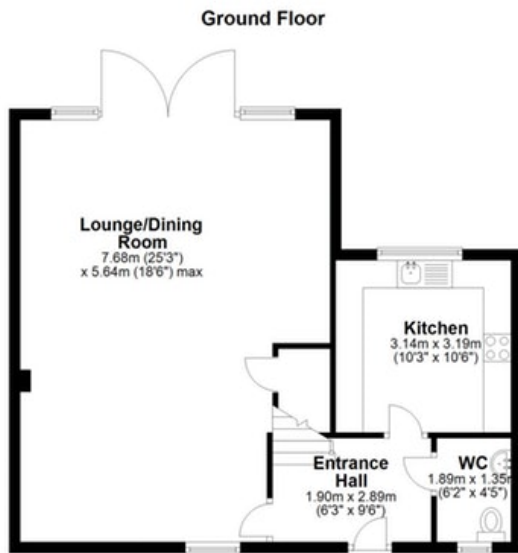
The second floor boasts two spacious bedrooms (with bedroom 3 having the additional benefit of built in storage), a shower room featuring a gravity fed shower and access to the loft.

There is TV points in all four bedrooms and ample sockets. There is also the additional benefits of a power source provided in the living room to add an electric fire, electric in the loft, fitted blinds and that the property has been developed to be future proof. (Meaning that you can add a stylish through-the-floor lift for access if required).

To the rear of the property, there is a generous private enclosed garden featuring grass, patio and decking. The low maintenance garden also has the highlight of outdoor electrical sockets and a private driveway with access via a gate. On the other side of the gate, there is additional parking meaning that the private driveway can fit two cars comfortably.

***Early viewing is essential to avoid missing out on this superb home!***

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**27, Parkhall Drive, Askern, DONCASTER, DN6 0FD**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 9153-3843-7794-9701-2595
<b>Date of assessment:</b> 07 November 2019	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 07 November 2019	<b>Total floor area:</b> 131 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

Estimated energy costs of dwelling for 3 years: **£ 1,467**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 255 over 3 years	£ 255 over 3 years	Not applicable
<b>Heating</b>	£ 966 over 3 years	£ 966 over 3 years	
<b>Hot Water</b>	£ 246 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 1,467</b>	<b>£ 1,467</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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
85	92

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).

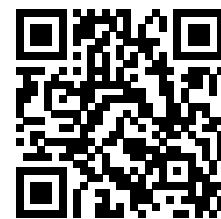
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£3,500 - £5,500	£ 897

### MISREPRESENTATION ACT, 1967.

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