



**Dominion Road
Doncaster
South Yorkshire
DN5 9PX**

Offers In Excess Of £174,000

bettermove

Dominion Road Doncaster

Bettermove are proud to present this 3 bedroom semi-detached house in Doncaster.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

This is a leasehold property with 999 years on the lease from 2016; the ground rent is £119.90pa and the service charge is £150pa.

The interior of this beautifully presented property comprises a spacious living room, w/c and fitted kitchen diner on the ground floor. The first floor consists of 3 bedrooms, 1 en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Doncaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A19, A638 and many local bus routes.

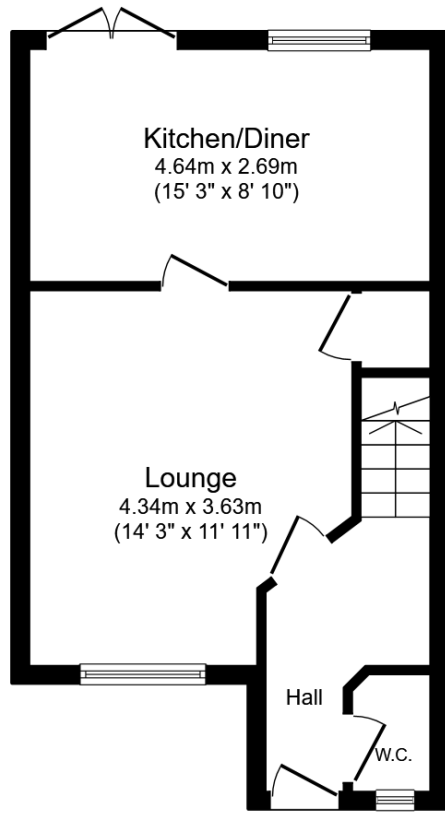
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

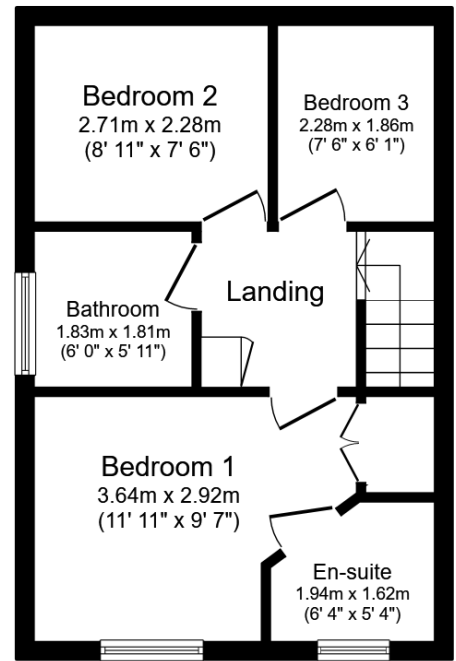
The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor

Floor area 35.8 m² (385 sq.ft.)



First Floor

Floor area 33.0 m² (355 sq.ft.)

TOTAL: 68.8 m² (740 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk