



22 Sunflower Gardens, Bessacarr, Doncaster, DN4 7DR

**Offers In The Region Of £200,000**

Offered with no vendor chain and immediate vacant possession is this four-bedroom town house property which is ideal for families and couples alike. Situated in a desirable location, this attractive home offers a comfortable living accommodation spread over three floors. An early viewing is essential to appreciate the standards on offer.

## **Entrance**

A door to the side opens into the lounge, whilst ahead, a staircase rises to the first floor landing.

## **Lounge 14'2" x 12'4" (4.32 x 3.76)**

Well presented family lounge situated to the front of the home and decorated in neutral tones. A door to the rear of the lounge opens to kitchen/diner and downstairs cloakroom

## **Kitchen/Diner 16'4" x 8'8" (4.98 x 2.65)**

## **Cloakroom**

## **First Floor**

### **Bedroom 9'0" x 8'8" (2.75 x 2.66)**

A good sized double room to the front of the home.

### **Bedroom 8'11" x 8'0" (2.74 x 2.46)**

A good sized double room to the front of the home.

### **Bedroom 6'4" x 5'9" (1.95 x 1.77)**

A double room to the rear of the home.

### **Family Bathroom 5'10" x 5'9" (1.78 x 1.76)**

White bathroom suite comprising a wash hand basin, toilet, bath with overhead shower.

## **Second Floor**

### **Main Bedroom 15'5" x 11'11" (4.72 x 3.65)**

The master bedroom is a spacious room with plenty of natural light and leading to the en-suite.

## **Ensuite**

Comprising a wash hand basin, toilet and shower.

## **Outside**

Enclosed Rear Garden and allocated parking to the front the property

## **Material Information**

Tax Band C

Leasehold

Doncaster Council

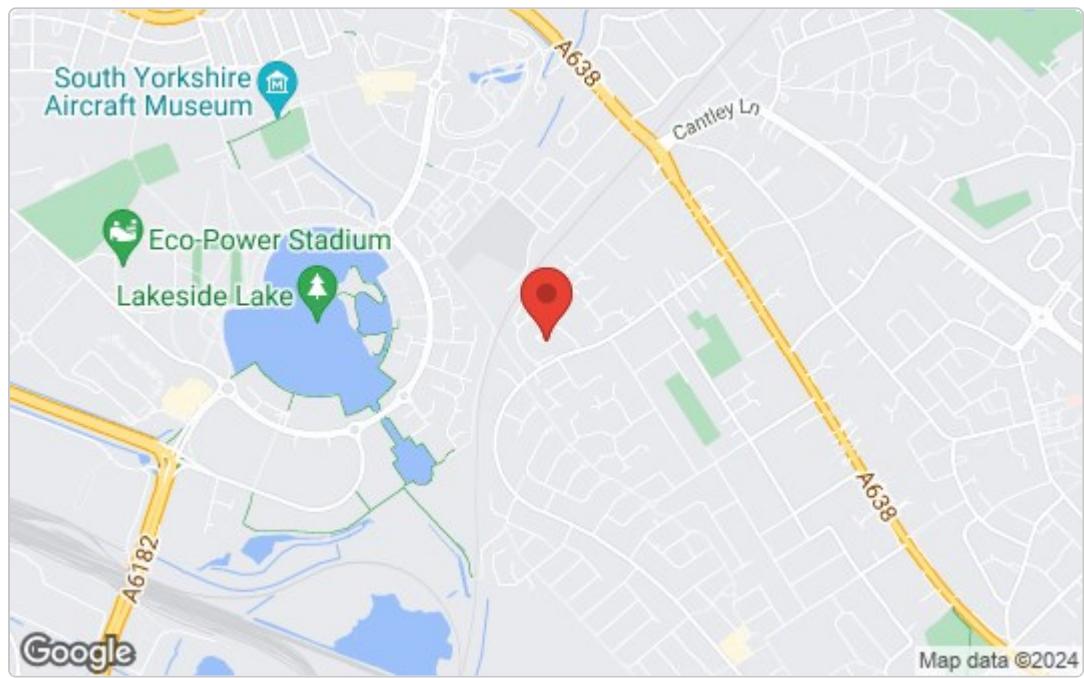
999 years from 1 September 2004

980 years

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B	72	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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