



# CROWN

## ESTATE AGENTS

### Wakelam Drive, Doncaster



**£750 PCM**



2



1



1



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Available to rent is this terraced house located on Wakelam Drive in Doncaster. The property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space. The house boasts a welcoming reception room, perfect for relaxing.

One of the standout features of this home is the enclosed rear garden. Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike.

Situated in a well-connected area, this home is conveniently positioned near local shops, schools, and essential amenities. The excellent transport links offer easy access to Doncaster town centre and beyond, allowing for a seamless commute.



- Modern Mid Terrace House
- Two Bedrooms
- Ground Floor Cloakroom
- Gas Heating
- Double Glazing
- Off Road Parking To Front
- EPC Grade C
- Council Tax band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

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### Entrance Hall

Staircase to first floor, understairs cupboard, radiator.

### Cloakroom

With a white suite with low level WC and pedestal wash hand basin, extractor fan, radiator.

### Lounge

11'5" x 12'7" (3.48 x 3.84)

Ready to move your furniture in with neutral decor, dual ceiling lights and television point, with 2 radiators. French doors lead out to the garden.

### Kitchen

8'11" x 6'1" (2.72 x 1.85)

Fitted with base and wall units with work surfaces over with stainless steel single drainer sink unit with mixer tap over and part tiled walls to compliment. Space for washing machine and dishwasher. Built in electric oven, gas hob and extractor hood, space for fridge/freezer. Radiator, window.

### First Floor Landing

Access to loft space.

### Bedroom 1

12'2" x 9'1" (3.71 x 2.77)

Two windows, radiator, cupboard housing boiler.

### Bedroom 2

11'9" x 6'9" (3.58 x 2.06)

Window and radiator.

### Bathroom

8'1" x 5'5" (2.46 x 1.65)

White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, radiator, double glazed frosted window.

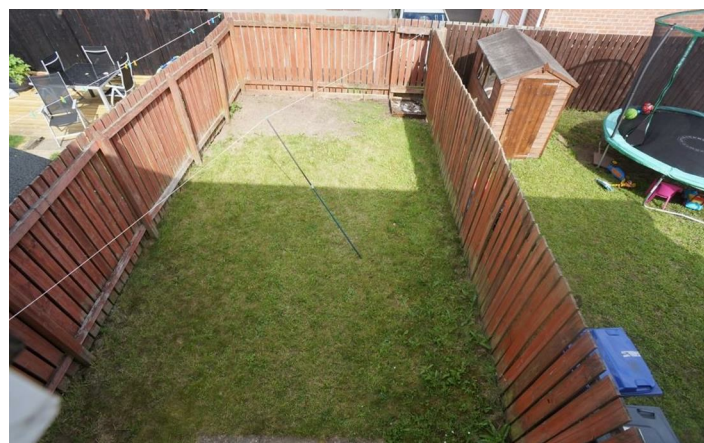
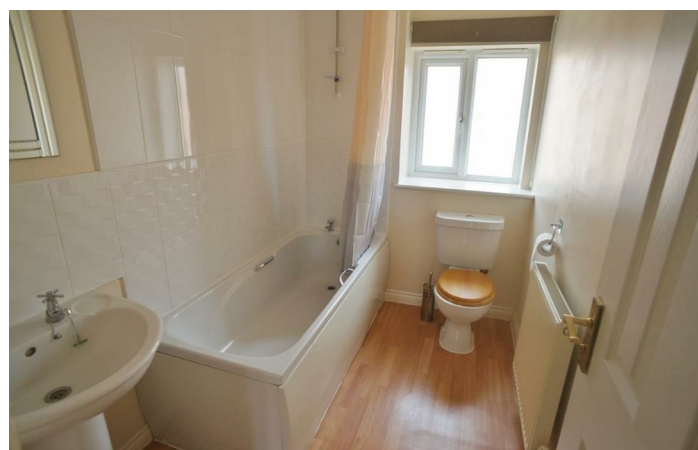
### Front garden

Driveway providing off road parking.

### Rear Garden

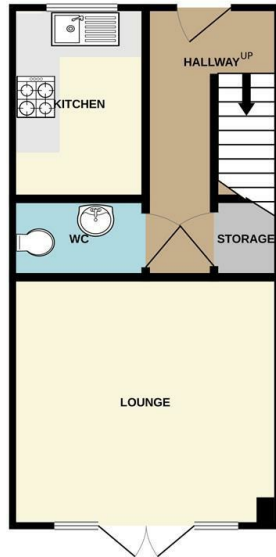
Fenced boundaries, lawned area.





## Floor Plan

GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.




1ST FLOOR  
295 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	91
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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