



## ST. HELENS ROAD, DONCASTER

**£795 PCM**

247 are delighted to be able to market this three bedroom semi detached home located ideally for local amenities. This property comprises of an open plan living and dining room which leads to the fitted kitchen. Two double bedrooms & a family bathroom with shower. Secured front & rear garden.

**LET AGREED**

- Close to a local Primary school
- Close To Local Amenities
- Close To Local Bus Routes
- Front & Rear Garden
- Three Bed Semi Detached Home
- Two Double Bedrooms

247 Property Services are delighted to be able to market this semi detached home located in the popular area of Belle Vue. This three bed property comprises of an open plan living / dining room which leads into the good sized, fitted kitchen. The secure rear garden is also a benefit of this property. There are two double bedrooms with a good sized single, and a family bathroom benefiting from a shower over the bath.

The property benefits from being located ideally for all local amenities including the "Triangle" near Lakeside which includes fast food and restaurants, Asda supermarket and also the lake. There are also plenty of bus stops near the property meaning commuting would be simple to the Doncaster Town Centre, Interchange and Train Station.

This property is EPC rating D (60) and is council tax band A

Council Tax Band: A (Doncaster MBC)

Deposit: £917.3

Holding Deposit: £183.46

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>83</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	<b>60</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC

**England & Wales**  
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**England & Wales**  
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

