

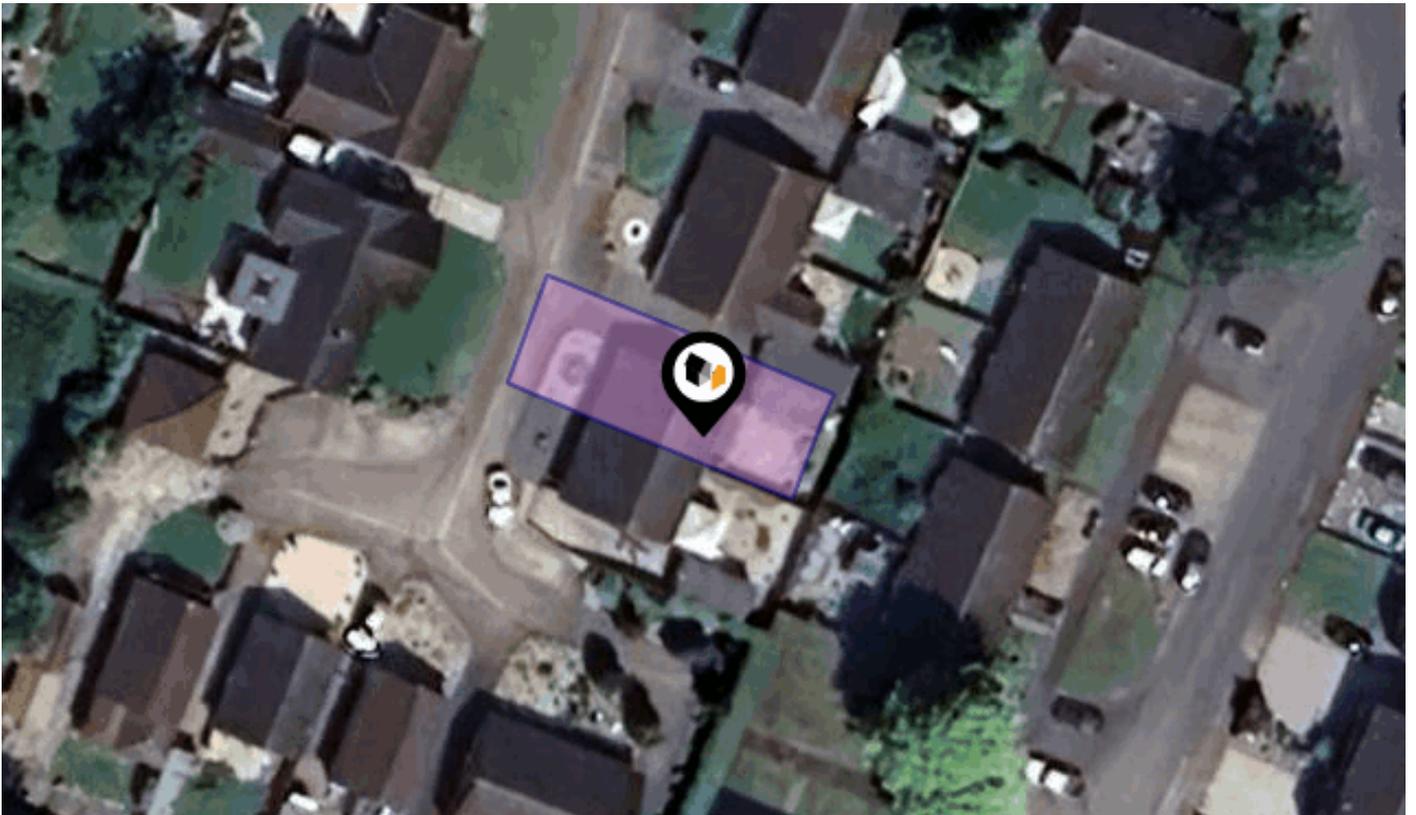


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd December 2024



DRYHURST CLOSE, NORTON, DONCASTER, DN6

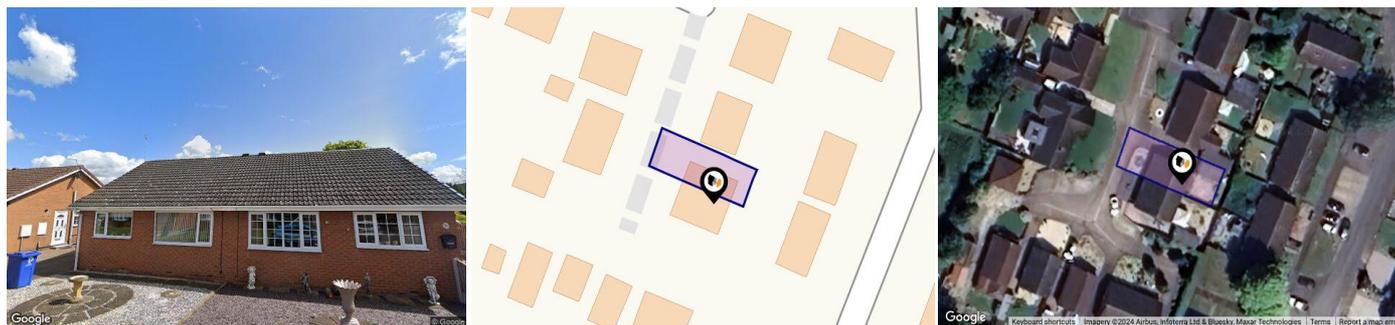
Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	538 ft ² / 50 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,574		
Title Number:	SYK195789		

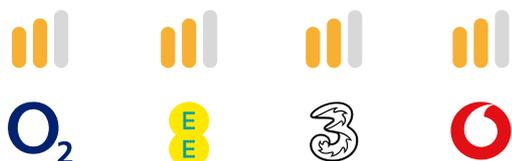
Local Area

Local Authority:	Doncaster
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

28 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Norton, DN6

Energy rating

D

Valid until 15.01.2034

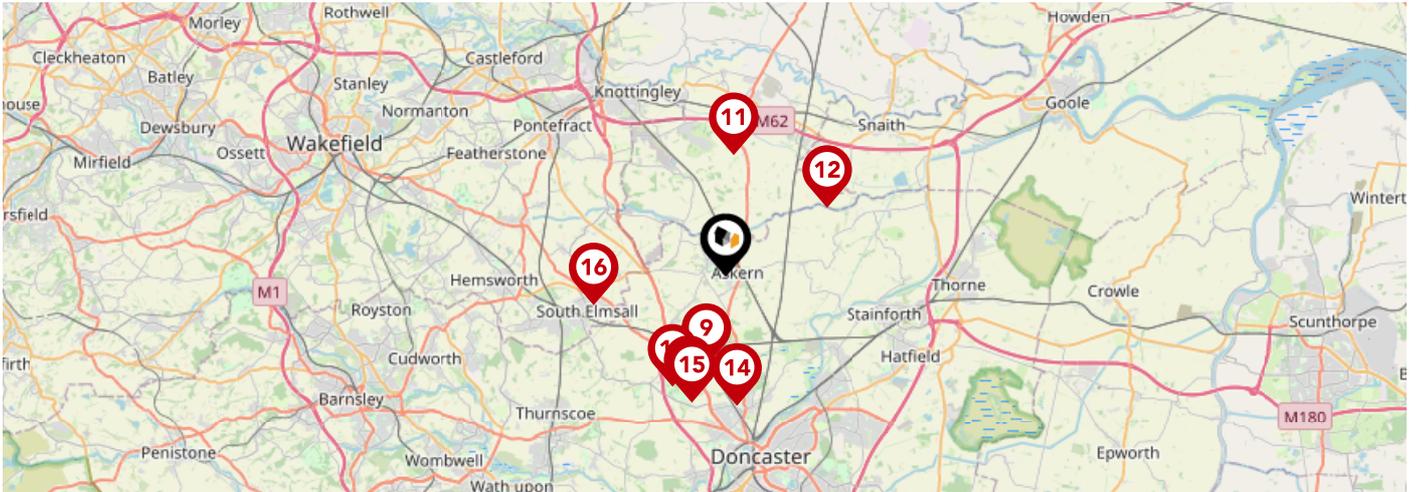
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

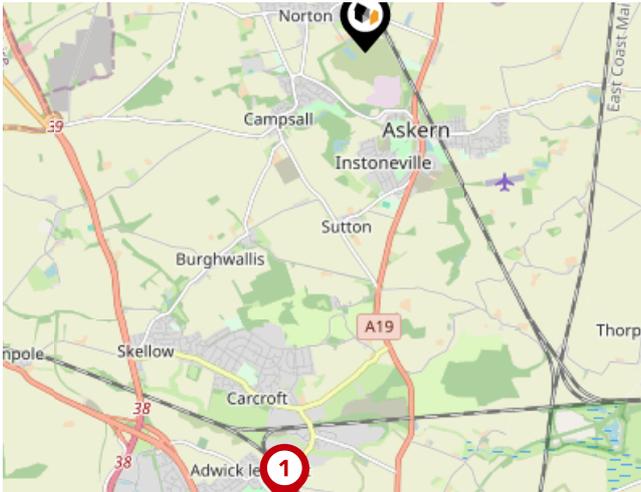
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	50 m ²



		Nursery	Primary	Secondary	College	Private
1	Norton Infant School Ofsted Rating: Good Pupils: 186 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Norton Junior School Ofsted Rating: Good Pupils: 233 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Campsmount Academy Ofsted Rating: Good Pupils: 777 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Askern Littlemoor Infant Academy Ofsted Rating: Good Pupils: 187 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Askern Moss Road Infant Academy Ofsted Rating: Good Pupils: 114 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Spa Academy Askern Ofsted Rating: Requires improvement Pupils: 246 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirk Smeaton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Owston Park Primary Academy Ofsted Rating: Good Pupils: 443 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Carcroft Primary School</p> <p>Ofsted Rating: Good Pupils: 243 Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Ridge Employability College</p> <p>Ofsted Rating: Good Pupils:0 Distance:4.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Whitley and Eggborough Community Primary School</p> <p>Ofsted Rating: Good Pupils: 218 Distance:4.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Pollington-Balne Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 128 Distance:4.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 North Ridge Community School</p> <p>Ofsted Rating: Requires improvement Pupils: 149 Distance:4.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Toll Bar Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 180 Distance:4.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Outwood Academy Adwick</p> <p>Ofsted Rating: Good Pupils: 1108 Distance:4.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Upton Primary School</p> <p>Ofsted Rating: Good Pupils: 463 Distance:4.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Adwick Rail Station	4.06 miles
2	Whitley Bridge Rail Station	4.75 miles
3	Hensall Rail Station	5.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J34	4.38 miles
2	A1(M) J38	4.19 miles
3	A1(M) J37	6.42 miles
4	M62 J33	6.15 miles
5	A1(M) J41	7.71 miles

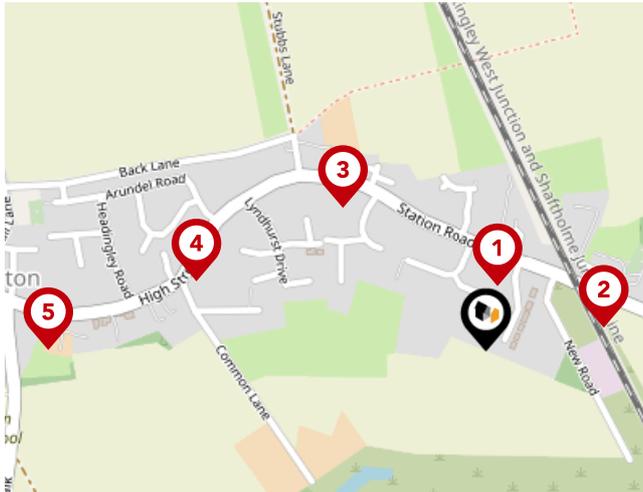


Airports/Helipads

Pin	Name	Distance
1	Finningley	12.12 miles
2	Leeds Bradford Airport	26.14 miles
3	Humberside Airport	33.61 miles
4	Manchester Airport	49.27 miles

Area

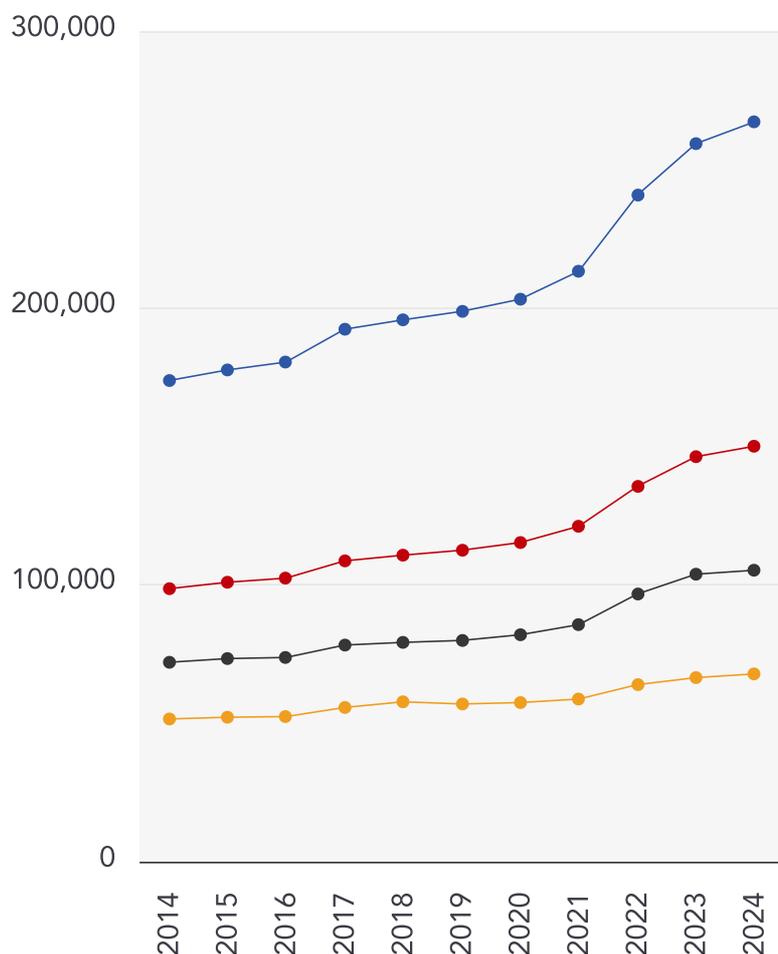
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road/Cridling Gardens	0.07 miles
2	Norton Common Road/Hawthorne Avenue	0.13 miles
3	Station Road/Ashburnham Close	0.22 miles
4	High Street/Arundel Road	0.33 miles
5	High Street/Campsall Balk	0.48 miles

10 Year History of Average House Prices by Property Type in DN6



Detached

+53.77%

Semi-Detached

+52.17%

Terraced

+46.16%

Flat

+31.56%



Elite Property

Founded in 2022 by husband-and-wife team Chris and Emma Stone, Elite Property is an estate agency with a difference. Drawing on over 17 years of experience, Chris has held senior roles at some of the most prominent corporate and independent agencies in the UK. His vision for Elite Property was simple yet ambitious: to combine the best of his industry knowledge and experience with a personal touch, creating an estate agency experience unlike any other in Doncaster. Elite Property has earned a reputation for professionalism balanced with approachability. We leverage the latest technology to streamline our services but never lose sight of the fundamentals—taking the time to speak to our clients and understand their unique needs. With fixed fee packages starting from just £995 + VAT, we're able to offer outstanding value without cutting corners on the 5-star service our clients expect. At Elite Property, we're committed to providing a superior, personalised estate agency experience.

Testimonial 1



We had the most stress free experience of selling our house. Everything was handled efficiently and professionally. Amazing service!

Testimonial 2



1st class service, very professional, always answered emails , phone calls. I was unsure at first as I had always used big firms in the past, Chris Stone works relentlessly to get the work done in the quickest timescale. Highly recommended.

Testimonial 3



I would strongly recommend Elite Properties when you are looking to sell or purchase a property. I was extremely happy with the service that we received when we were dealing with Chris. From the initial conversation and throughout the whole process Chris was very professional. He always went above and beyond to make sure that what should be a stressful situation was a smooth and successful process. Chris was very knowledgeable about the local market.

Testimonial 4



We used Elite Property for the recent sale of our property, and what a fantastic service from start to finish. Chris at Elite had great communication throughout the process, not just between us, but the buyers/solicitors too, making the process much more efficient. Highly professional, yet a friendly approach, cannot recommend them enough. Good luck to Chris and the company for their future success. Thank you again!



/elitedoncaster



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Elite Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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