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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th March 2025



LABURNUM DRIVE, ARMTHORPE, DONCASTER, DN3

Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,349		
Title Number:	SYK152928		

Local Area

Local Authority:	Doncaster	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	12	77	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media

Laburnum Drive, Armthorpe, DN3

Energy rating

D

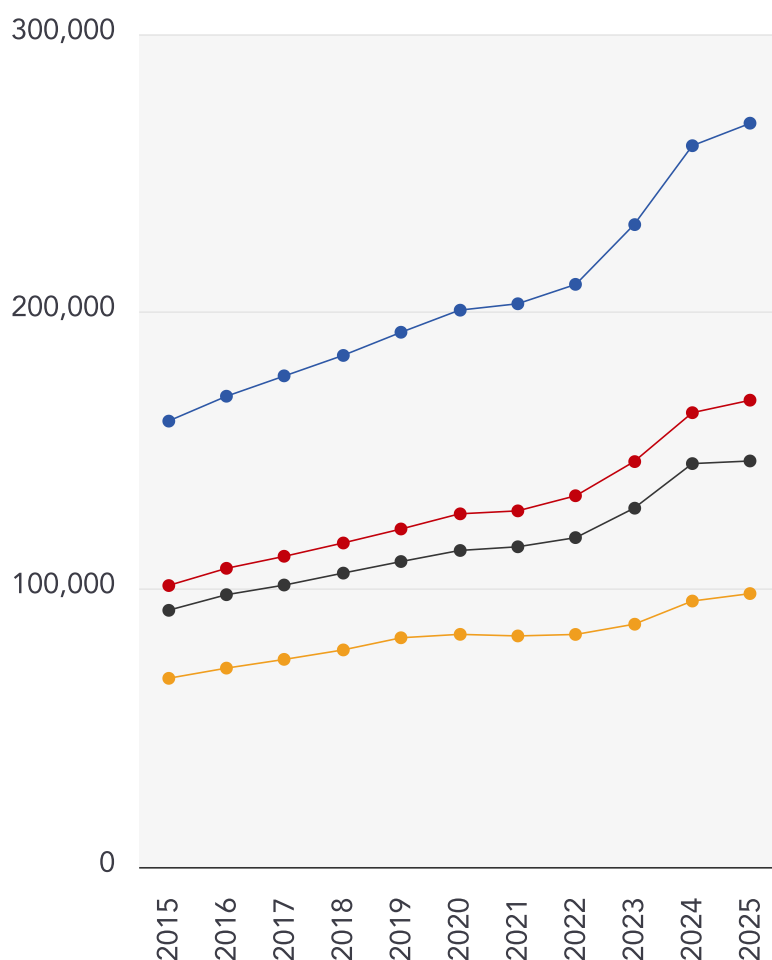
Valid until 22.06.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
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 installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 22% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

10 Year History of Average House Prices by Property Type in DN3



Detached

+66.82%

Semi-Detached

+65.87%

Terraced

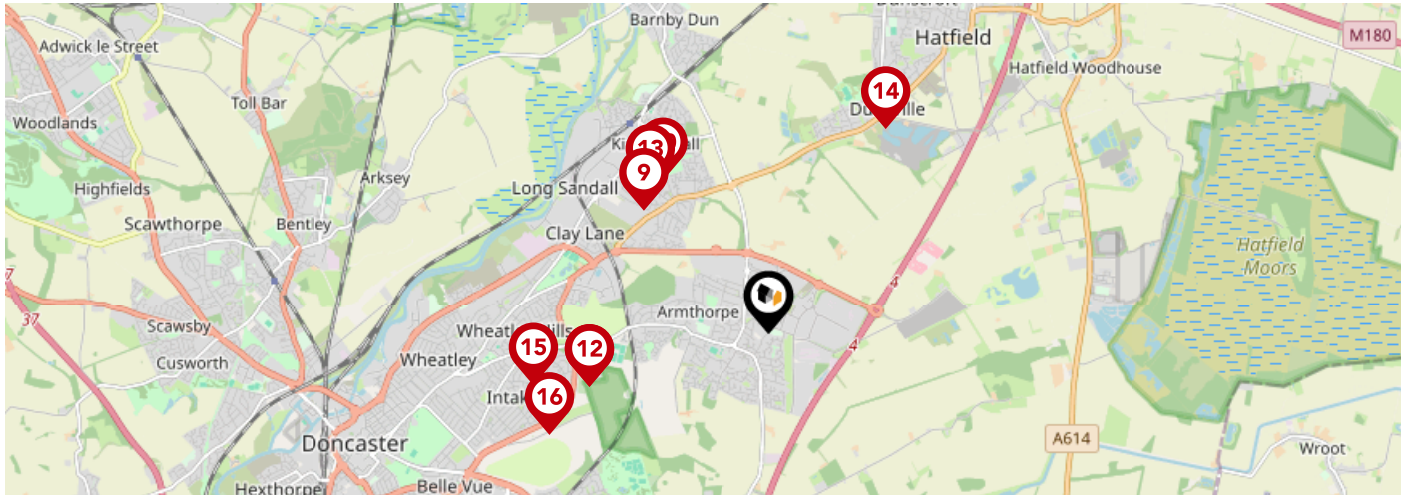
+58.19%









Flat

+44.93%



		Nursery	Primary	Secondary	College	Private
1	Armthorpe Academy Ofsted Rating: Requires improvement Pupils: 646 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tranmoor Primary Ofsted Rating: Good Pupils: 413 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Armthorpe Shaw Wood Academy Ofsted Rating: Good Pupils: 419 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady of Sorrows Catholic Voluntary Academy Ofsted Rating: Good Pupils: 203 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Southfield Primary Ofsted Rating: Good Pupils: 279 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Edenthorpe Hall Primary Academy Ofsted Rating: Good Pupils: 194 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bader Special Academy Ofsted Rating: Requires improvement Pupils: 106 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hungerhill School Ofsted Rating: Outstanding Pupils: 1172 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

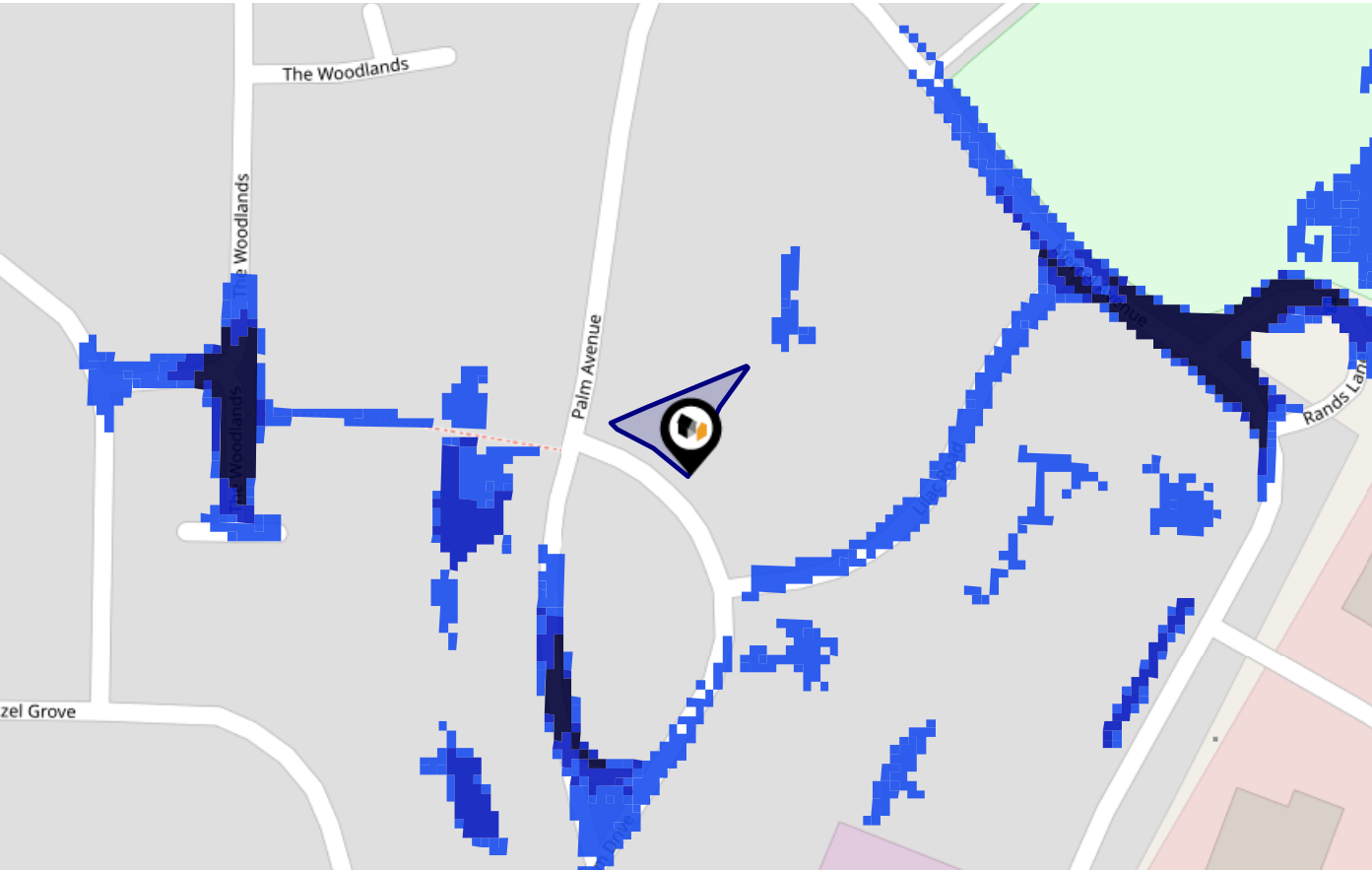


		Nursery	Primary	Secondary	College	Private
	Canon Popham CofE Primary Academy Ofsted Rating: Good Pupils: 238 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirk Sandall Infant School Ofsted Rating: Requires improvement Pupils: 245 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heatherwood School Ofsted Rating: Outstanding Pupils: 83 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Danum Ofsted Rating: Good Pupils: 1167 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirk Sandall Junior School Ofsted Rating: Good Pupils: 356 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunsville Primary School Ofsted Rating: Good Pupils: 277 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandringham Primary School Ofsted Rating: Good Pupils: 420 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plover Primary School Ofsted Rating: Good Pupils: 394 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Flood Risk





Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

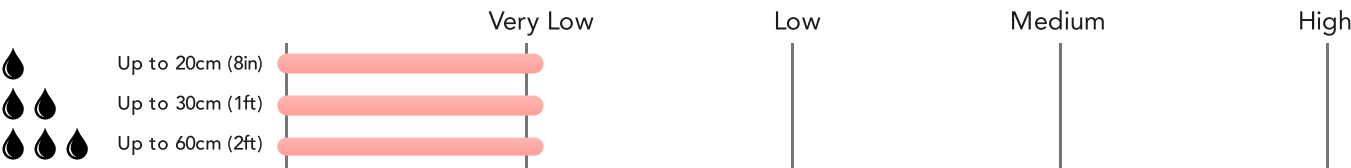


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

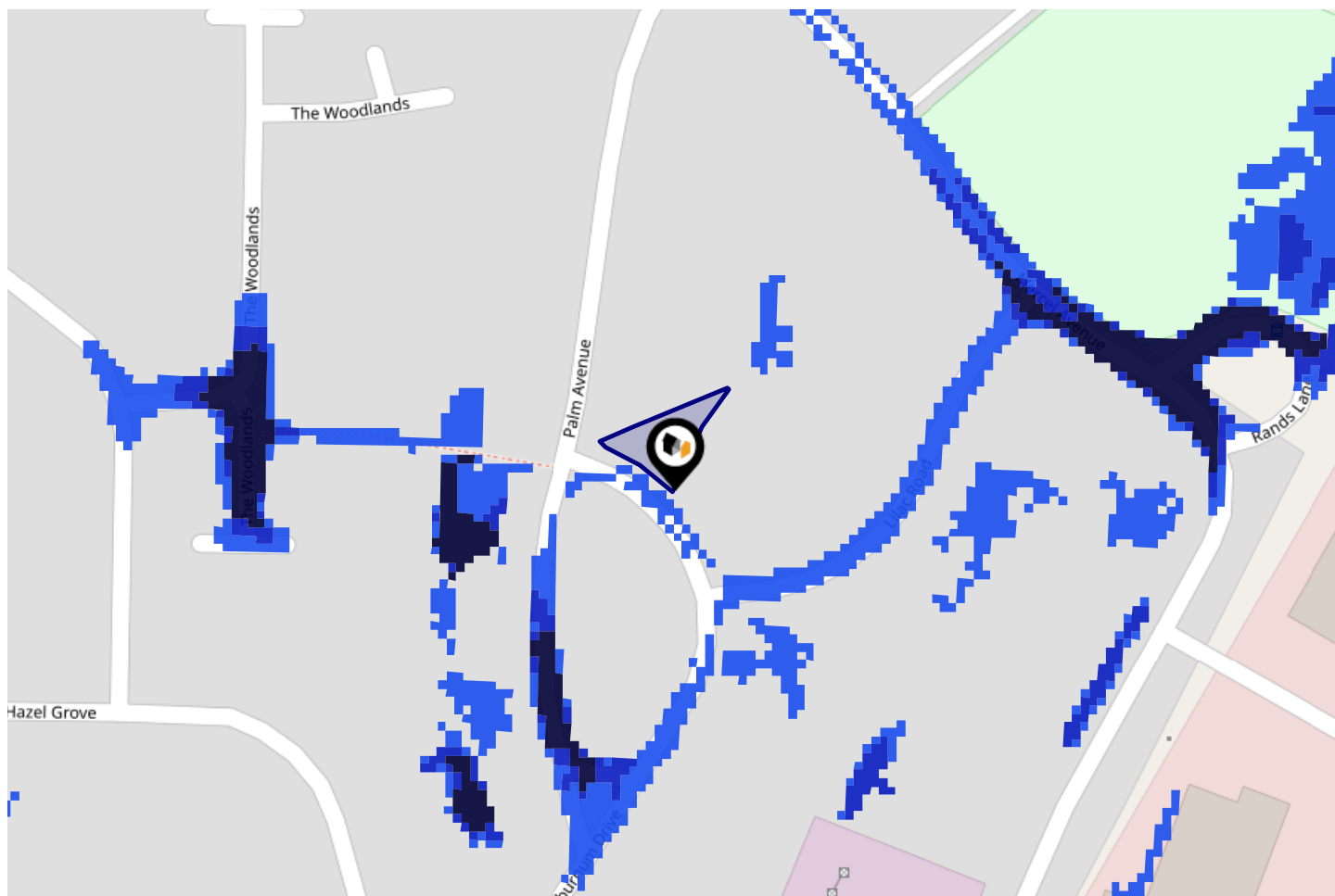
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

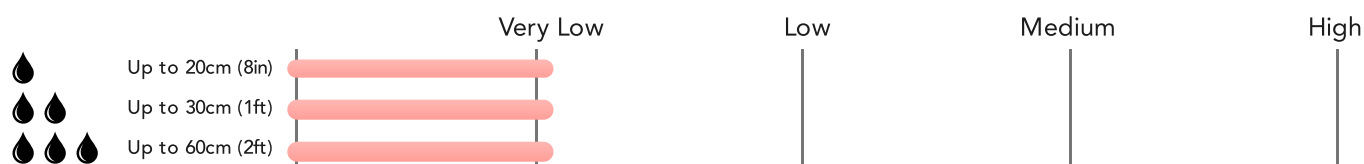


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

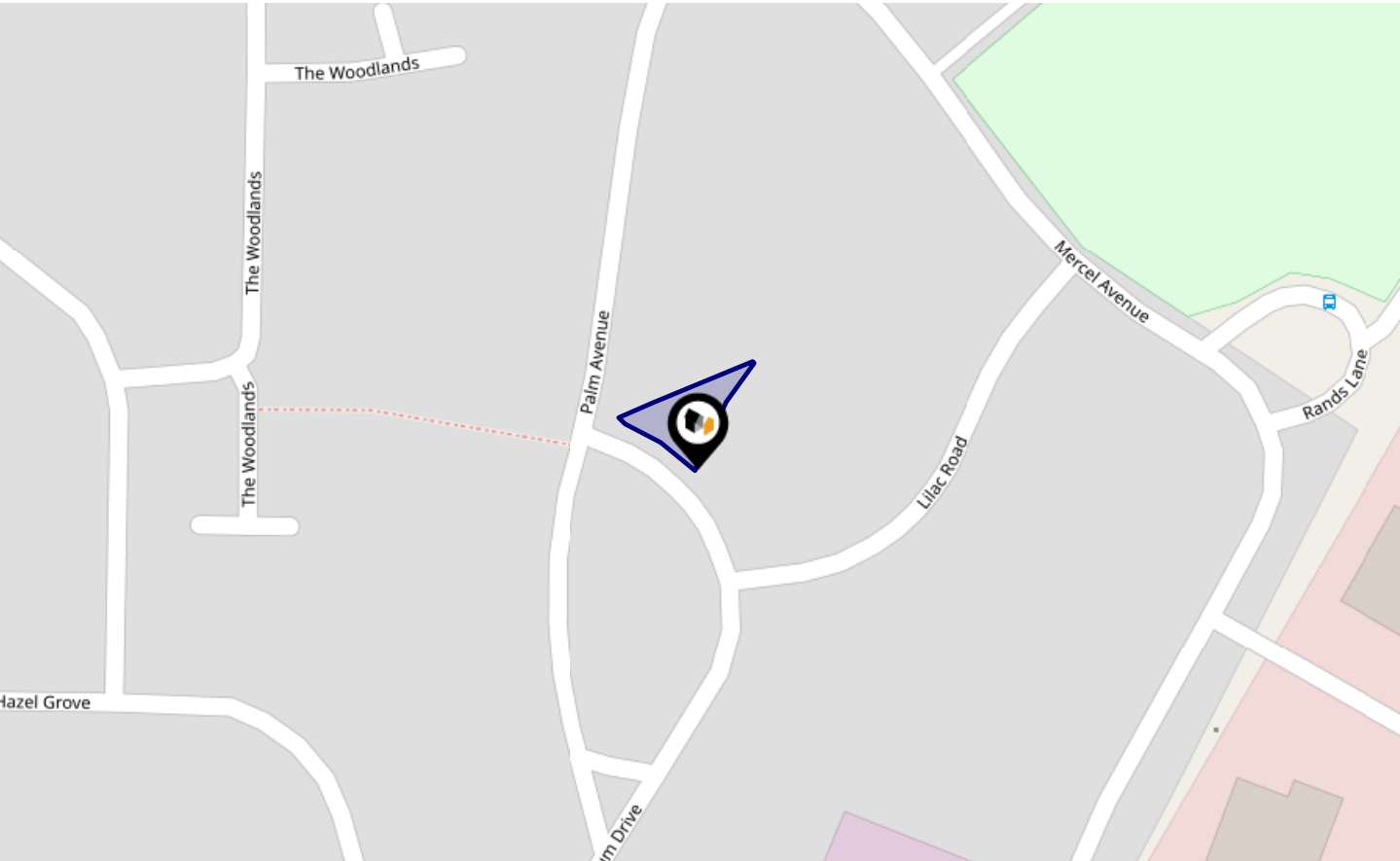


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

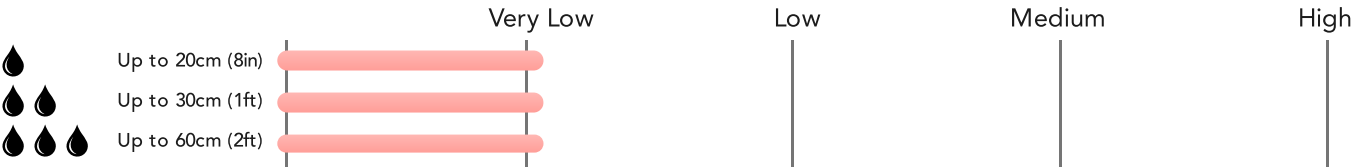


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

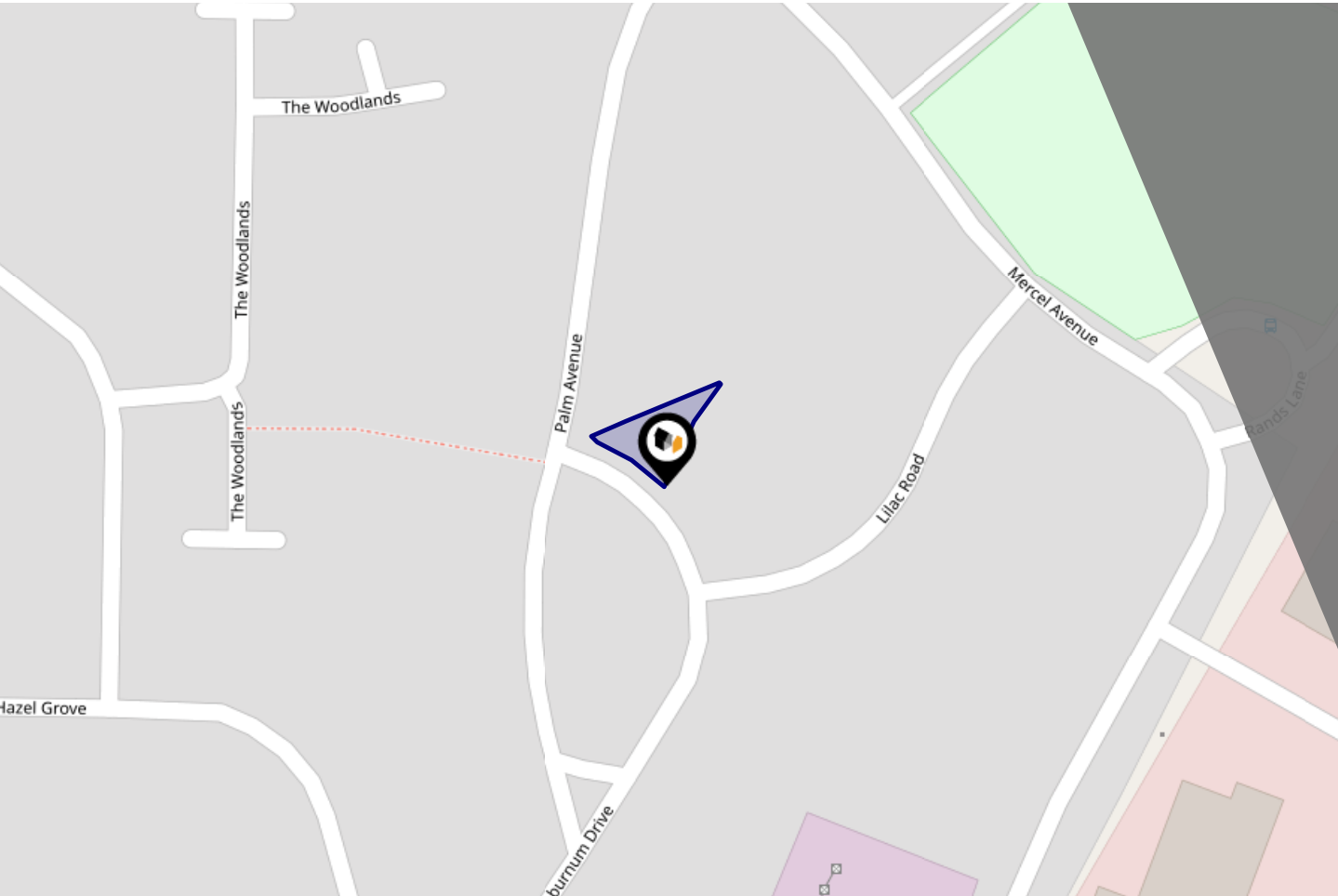


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:





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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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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