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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 20th December 2024

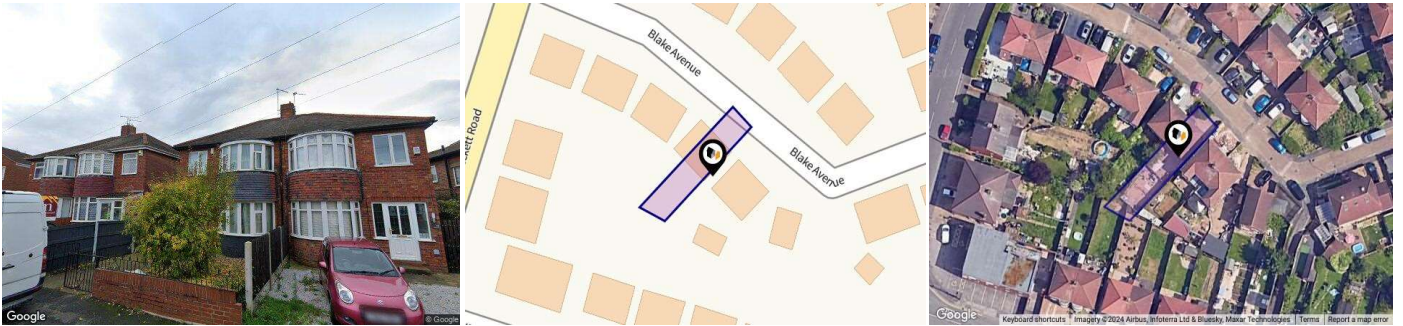## 16, BLAKE AVENUE, DONCASTER, DN2 4DZ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Semi-Detached	**Last Sold Date:**	29/09/2016
Bedrooms:	3	**Last Sold Price:**	£137,500
Floor Area:	785 ft² / 73 m²	**Last Sold £/ft²:**	£205
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,349		
Title Number:	SYK304726		
UPRN:	100050700167		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	**67**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

16 Blake Avenue, DN2 4DZ

Energy rating

D

Valid until 26.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 | B
69-80	C		
55-68	D	64 | 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:	Unknown
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 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:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m^2

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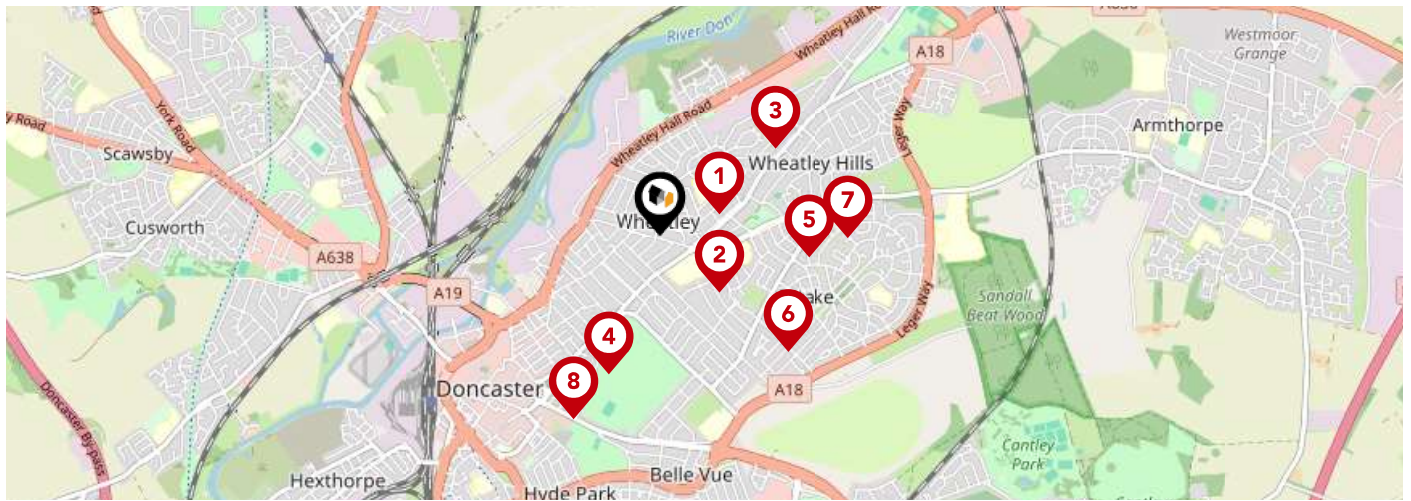
	Nursery	Primary	Secondary	College	Private
1 Park Primary School Ofsted Rating: Good	Pupils: 440	Distance:0.27	☐	☑	☐	☐	☐
2 Hospital Teaching Service Ofsted Rating: Not Rated	Pupils:0	Distance:0.37	☐	☐	☑	☐	☐
3 Kingfisher Primary Academy Ofsted Rating: Good	Pupils: 443	Distance:0.63	☐	☑	☐	☐	☐
4 Town Field Primary School Ofsted Rating: Good	Pupils: 463	Distance:0.66	☐	☑	☐	☐	☐
5 Our Lady of Mount Carmel Catholic Primary School Ofsted Rating: Good	Pupils: 210	Distance:0.66	☐	☑	☐	☐	☐
6 Intake Primary Academy Ofsted Rating: Good	Pupils: 294	Distance:0.76	☐	☑	☐	☐	☐
7 Sandringham Primary School Ofsted Rating: Good	Pupils: 420	Distance:0.83	☐	☑	☐	☐	☐
8 Hall Cross Academy Ofsted Rating: Good	Pupils: 1991	Distance:0.9	☐	☐	☑	☐	☐
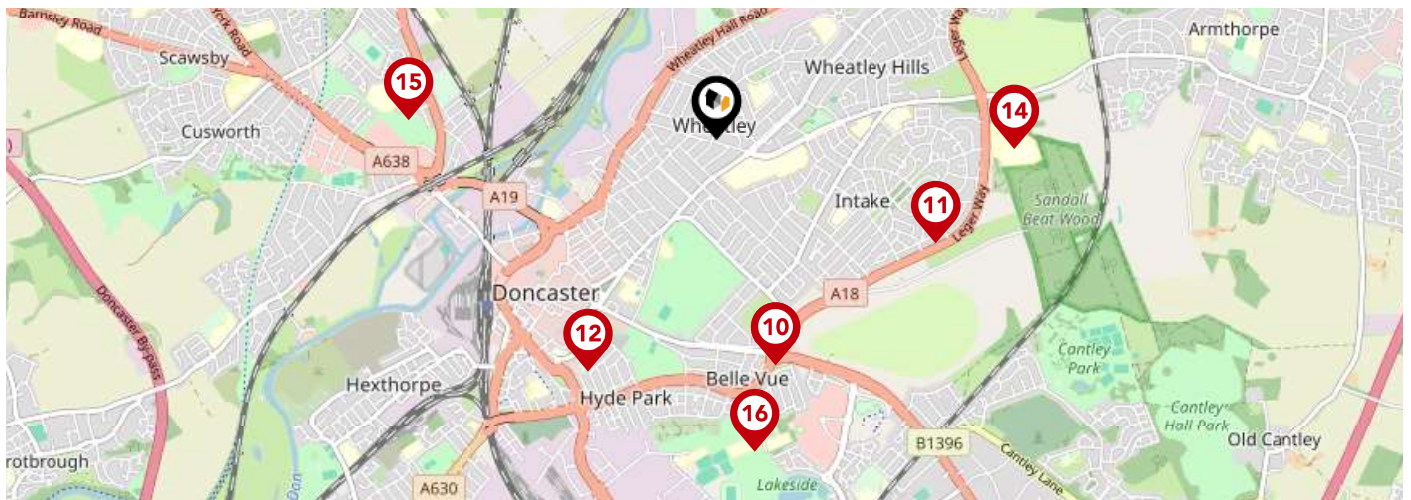
		Nursery	Primary	Secondary	College	Private
9	**Communication Specialist College - Doncaster** Ofsted Rating: Good | Pupils:0 | Distance:1.03	☐	☐	☑	☐	☐
10	**Doncaster School for the Deaf** Ofsted Rating: Good | Pupils: 40 | Distance:1.03	☐	☐	☑	☐	☐
11	**Plover Primary School** Ofsted Rating: Good | Pupils: 394 | Distance:1.07	☐	☑	☐	☐	☐
12	**Doncaster UTC** Ofsted Rating: Good | Pupils: 716 | Distance:1.17	☐	☐	☑	☐	☐
13	**Heatherwood School** Ofsted Rating: Outstanding | Pupils: 83 | Distance:1.31	☐	☐	☑	☐	☐
14	**Outwood Academy Danum** Ofsted Rating: Good | Pupils: 1167 | Distance:1.31	☐	☐	☑	☐	☐
15	**Kirkby Avenue Primary School** Ofsted Rating: Outstanding | Pupils: 368 | Distance:1.36	☐	☑	☐	☐	☐
16	**Lakeside Primary Academy** Ofsted Rating: Good | Pupils: 421 | Distance:1.39	☐	☑	☐	☐	☐

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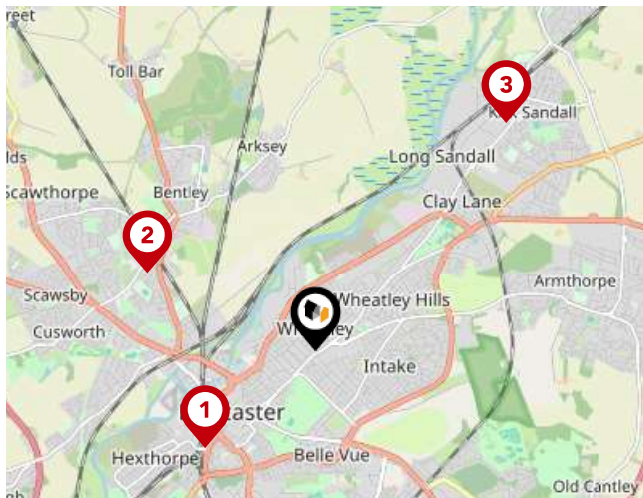
National Rail Stations

Pin	Name	Distance
1	Doncaster Rail Station	1.3 miles
2	Bentley (S Yorks) Rail Station	1.64 miles
3	Kirk Sandall Rail Station	2.62 miles
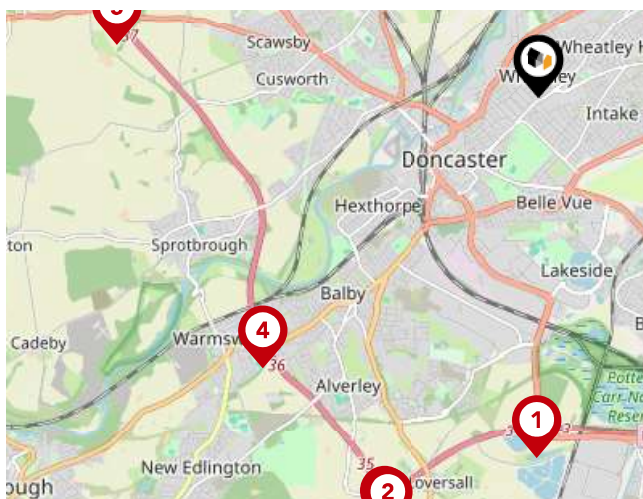
Trunk Roads/Motorways

Pin	Name	Distance
1	M18 J3	3.17 miles
2	M18 J2	4.04 miles
3	A1(M) J35	4.04 miles
4	A1(M) J36	3.4 miles
5	A1(M) J37	3.75 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	5.68 miles
2	Leeds Bradford Airport	32.13 miles
3	Humberside Airport	31.68 miles
4	Manchester Airport	49.16 miles

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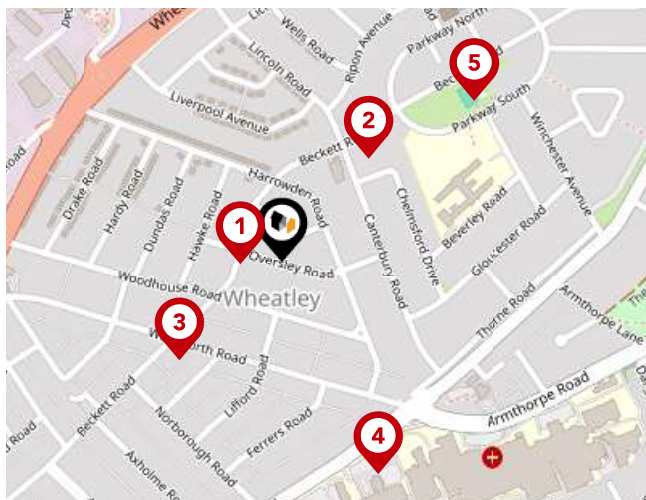
Bus Stops/Stations

Pin	Name	Distance
1	Beckett Road/Oversley Road	0.04 miles
2	Beckett Road/Parkway North	0.15 miles
3	Beckett Road/Wentworth Road	0.16 miles
4	Thorne Road/Zetland Road	0.26 miles
5	Beckett Road/Parkway South	0.28 miles
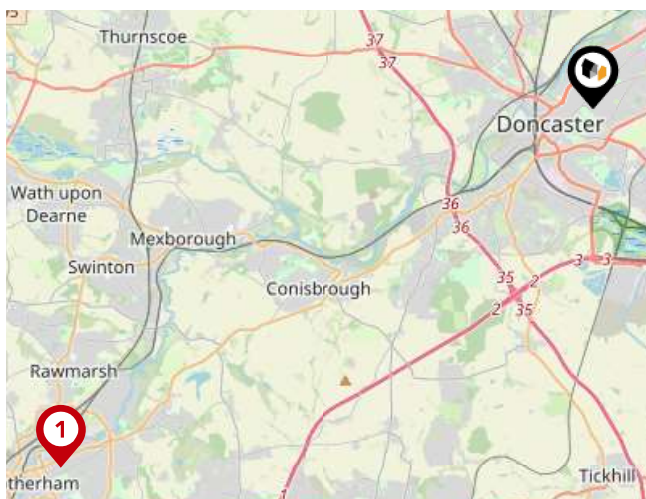
Local Connections

Pin	Name	Distance
1	Parkgate Platform to Sheffield	11.32 miles

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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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