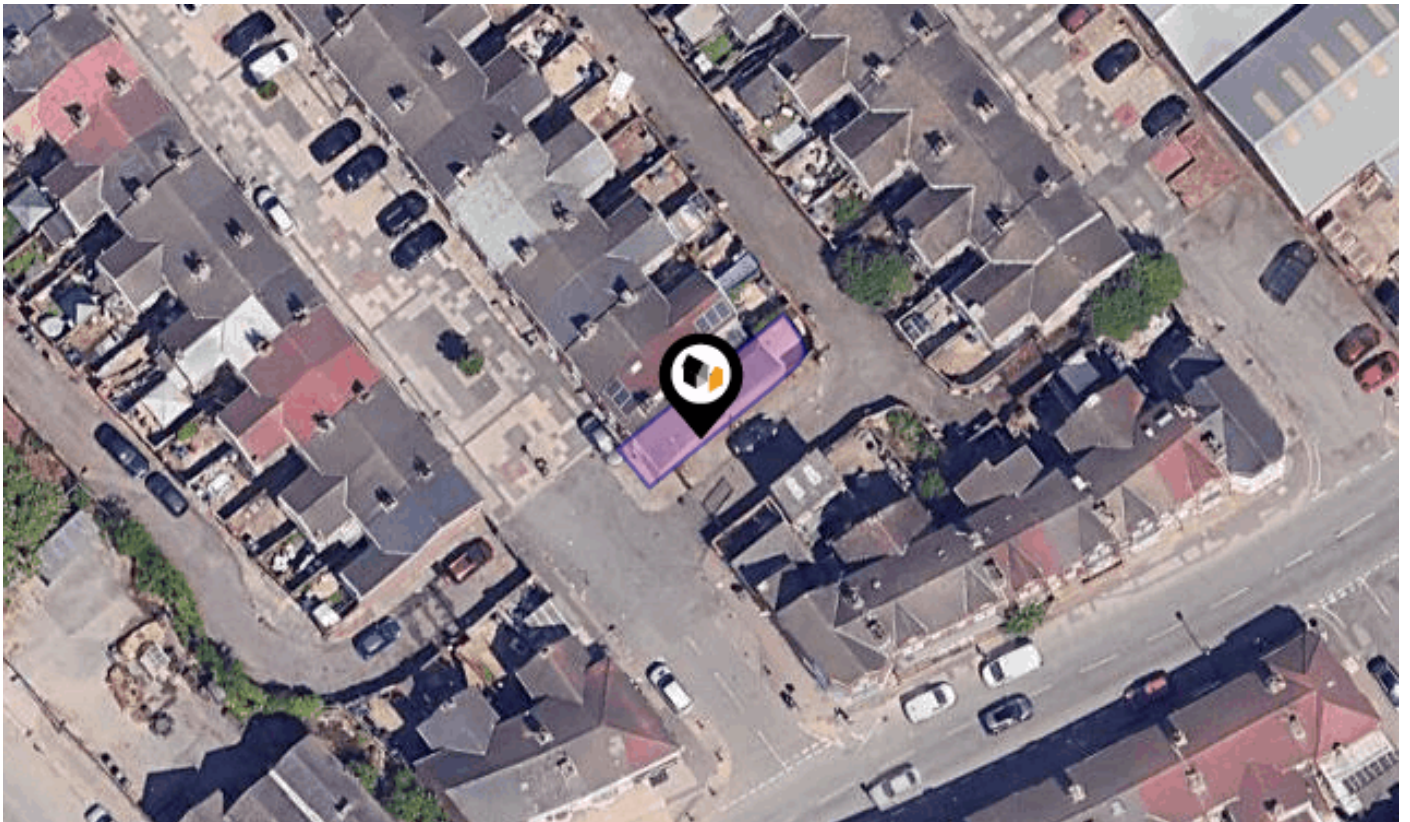




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 23<sup>rd</sup> January 2025



**6, SHEARDOWN STREET, DONCASTER, DN4 0BH**

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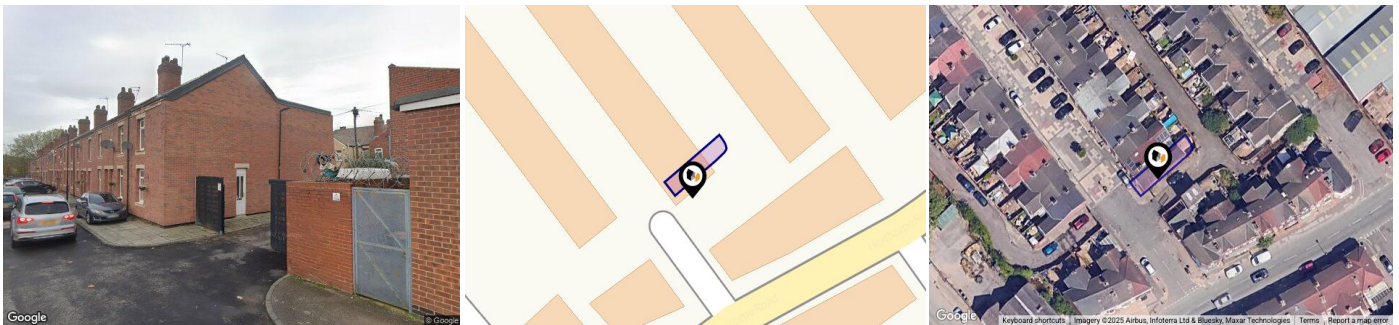
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	18/10/2007
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£65,000
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£85
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,349		
<b>Title Number:</b>	SYK218325		
<b>UPRN:</b>	100050770755		

## Local Area

<b>Local Authority:</b>	Doncaster
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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6, Sheardown Street, DN4 0BH

Energy rating

**D**

Valid until 05.04.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

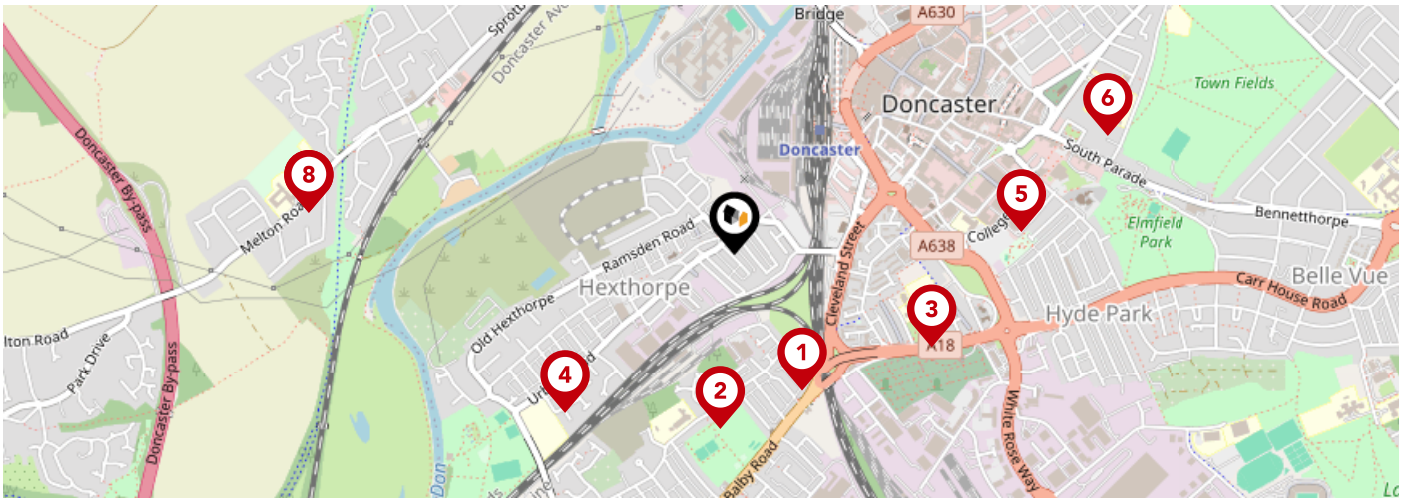
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, with external insulation
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# Area Schools

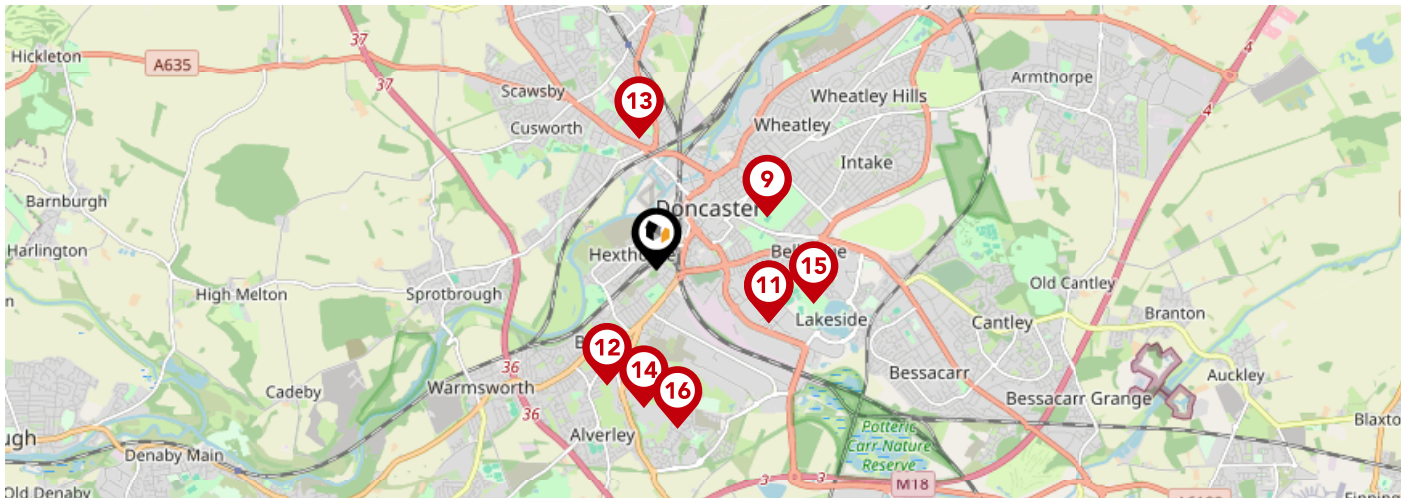










		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Francis Xavier Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Balby Central Primary Academy</b> Ofsted Rating: Good   Pupils: 469   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Atlas Academy</b> Ofsted Rating: Requires improvement   Pupils: 440   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hexthorpe Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Doncaster UTC</b> Ofsted Rating: Good   Pupils: 716   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hall Cross Academy</b> Ofsted Rating: Good   Pupils: 1991   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Richmond Hill Primary Academy</b> Ofsted Rating: Good   Pupils: 431   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Levett School</b> Ofsted Rating: Requires improvement   Pupils: 13   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

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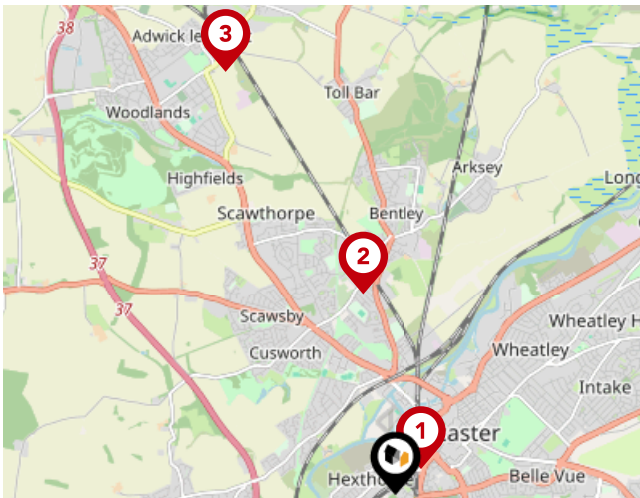


		Nursery	Primary	Secondary	College	Private
	<b>Town Field Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>XP East</b> Ofsted Rating: Requires improvement   Pupils: 291   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>XP School</b> Ofsted Rating: Good   Pupils: 245   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sycamore Hall Preparatory School</b> Ofsted Rating: Inadequate   Pupils: 16   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkby Avenue Primary School</b> Ofsted Rating: Outstanding   Pupils: 368   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Primary Academy</b> Ofsted Rating: Good   Pupils: 421   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Astrea Academy Woodfields</b> Ofsted Rating: Serious Weaknesses   Pupils: 746   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

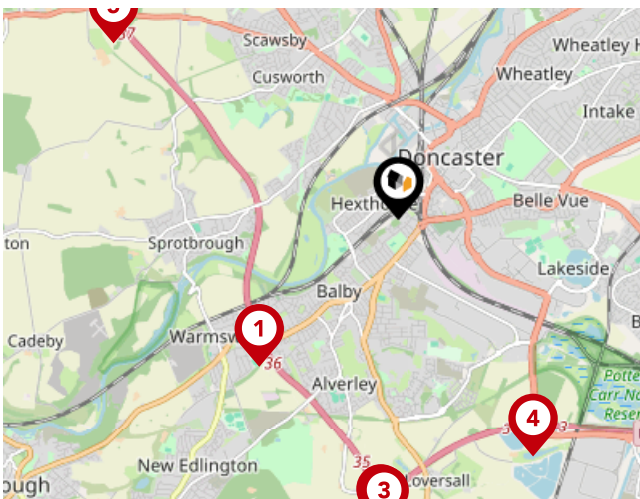
## Transport (National)

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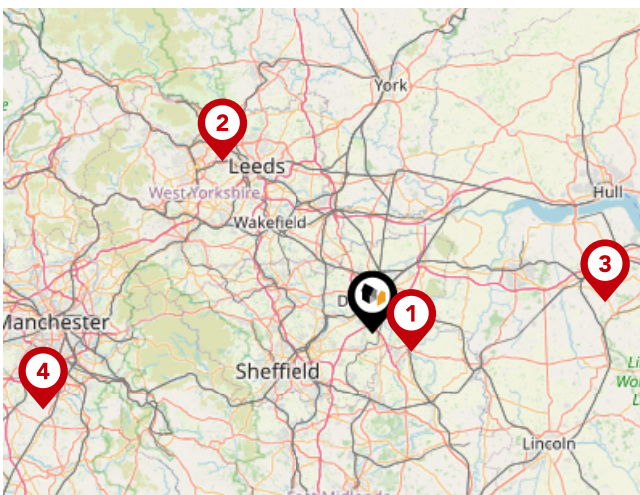
### National Rail Stations

Pin	Name	Distance
1	Doncaster Rail Station	0.31 miles
2	Bentley (S Yorks) Rail Station	1.78 miles
3	Adwick Rail Station	4.02 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J36	1.79 miles
2	A1(M) J35	2.73 miles
3	M18 J2	2.73 miles
4	M18 J3	2.41 miles
5	A1(M) J37	2.96 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Finningley	6.1 miles
2	Leeds Bradford Airport	32.11 miles
3	Humberside Airport	33.01 miles
4	Manchester Airport	47.74 miles

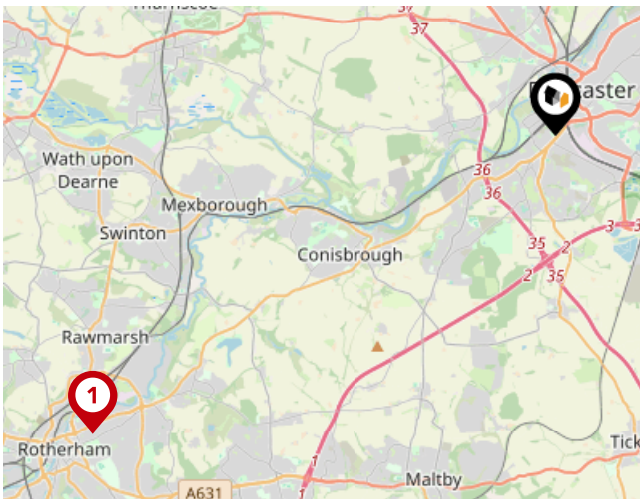
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Urban Road/Ellerker Avenue	0.08 miles
2	Hexthorpe Road/Abbott Street	0.06 miles
3	Urban Road/Mutual Street	0.16 miles
4	Urban Road/Shady Side	0.25 miles
5	Cleveland Street/St Sepulchre Gate West	0.25 miles



### Local Connections

Pin	Name	Distance
1	Parkgate Platform to Sheffield	9.73 miles



# Landwood Group

## 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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Valuation Office  
Agency

