

2 Bedroom(s), Semi-Detached Bungalow, Freehold

Headingley Way, Edlington.



- No Chain
- Semi Detached Bungalow
- Kitchen
- Conservatory
- Detached Single Garage

- 3D Virtual Tour Available
- Two Double Bedrooms
- Bathroom
- Gardens to the Front and Rear

**Offers Over**  
**£139,950**  
**Reduced**

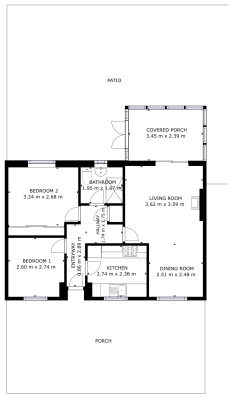
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

## Ground Floor

### Floor Plan



GRAND TOTAL AREA  
BEDROOM 1: 2.60 m x 2.74 m  
BEDROOM 2: 3.24 m x 2.88 m  
LIVING ROOM: 3.22 m x 3.58 m  
DINING ROOM: 3.58 m x 2.49 m  
KITCHEN: 2.74 m x 2.28 m  
BATHROOM: 1.80 m x 1.80 m  
COVERED PORCH: 3.45 m x 2.39 m  
TOTAL: 18.82 m<sup>2</sup>



## Open Plan Lounge Diner



## Kitchen



## Conservatory



## Bedroom



## Bedroom



## Bathroom



## External

### Front Garden



### Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £750

Average Annual Gas Bills - £850

Average Annual Water Bills - £200

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date -New boiler  
11/05/2003; last serviced 06/11/2023.

Water Heating System -Gas boiler with tank

Approximate Water Heating Installation Date - When built

Boiler Location - Kitchen

Approximate Electrical System Installation Date - When built

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Partially for access

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 