

**3 Bedroom(s), Detached House, Freehold**

**Horton View, Kirk Sandall.**



- 3D Virtual Tour Available
- Spacious Detached Family Home
- Ground Floor W/C
- Three Bedrooms En Suite to Master
- Integral Garage and Driveway Allowing for Off Road Parking

- No Chain
- Modern and Stylish Kitchen
- Two Reception Rooms
- Family Bathroom
- Rear Enclosed Garden

**£240,000**  
**For Sale**

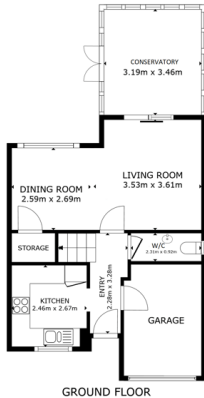
*Book your viewing today* Tel: 01302 247754

## Owner's View

This 3 bedroom detached house is in a quiet cul-de-sac. It is close to shops, popular schools, Kirk Sandall railway station and Glass Park. There is driveway parking for 2 small to average size cars. The kitchen was new in summer 2023. A new Worcester boiler was installed in 2023. There is a utility area in the back of the garage which is accessible from inside the house. There is a large conservatory for added living space and the garden is predominantly south-facing. The en suite to the master bedroom was new in July 2023. The loft has a huge amount of storage space with Loft Zone raised flooring along the entire centre third of the roof space and wooden truss shelving to each side. There is a fixed drop down ladder for easy access.

## Ground Floor

### Floor Plan



GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 47.7 m<sup>2</sup> FLOOR 1: 40.7 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 9.2 m<sup>2</sup>  
TOTAL: 96.4 m<sup>2</sup>

Matterport

## Kitchen



## Open Plan Lounge and Dining Room



## Conservatory



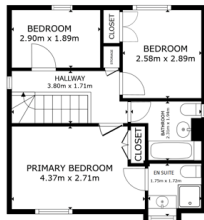
## Ground Floor W/C



Bedroom

## First Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 47.7 m<sup>2</sup> FLOOR 1 40.7 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE 5.2 m<sup>2</sup>  
 TOTAL: 88.4 m<sup>2</sup>  
SIZE IS AN APPROXIMATION AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS. TOTAL MAY VARY.



## Master Bedroom With En Suite



Bedroom



Family Bathroom



## External

### Front Aspect



### Rear Garden



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Electric

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Central third has raised (LoftZone) flooring along the length of the house and there is wooden truss shelving to either side of this.

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.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £450

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	