

4 Bedroom(s), Detached House, Freehold

Wellington Drive, Finningley.



- 3D Virtual Tour Available
- Four Bedrooms En Suite to Master
- Modern and Stylish Kitchen and Utility Room
- Ground Floor W/C
- Family Bathroom

- No Chain
- Well presented Detached Family Home
- Open Plan Lounge and Dining Room
- Garage and Driveway Allowing for off Road Parking (EV Charger)
- Sought After Location in Finningley

**Offers in Region
of
£335,000
For Sale**

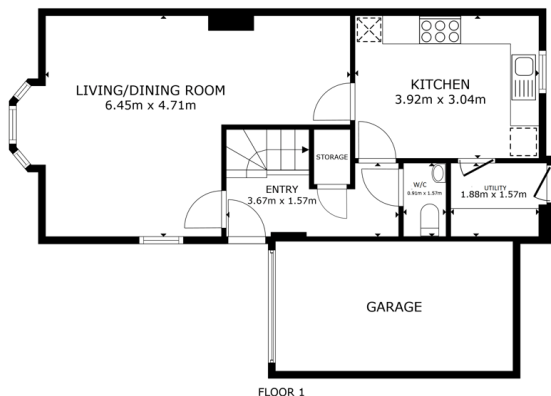
Book your viewing today Tel: 01302 247754

Owner's View

Offered for sale with NO VENDOR CHAIN and situated in this desirable village of Finningley on the popular Wellington Drive development, this beautifully presented four-bedroom detached family home is ready to move straight into. Perfectly designed for modern family living, the property boasts spacious, well-maintained interiors and a peaceful setting within a community-friendly estate that includes a children's play area. The accommodation comprises a bright and stylish open-plan lounge diner, a contemporary kitchen with modern fittings, and a convenient ground floor W/C. Upstairs, there are four generously sized double bedrooms, including a master with en suite, offering flexible space for families, guests, or home working. Outside, the home benefits from a private, enclosed rear garden ideal for entertaining or relaxing, as well as a garage and driveway providing ample off-road parking. The property also features an EV charging point, catering to eco-conscious buyers. Located within walking distance of local schools, pubs, and village amenities, and just a short drive from the Yorkshire Wildlife Park, this home combines modern convenience with a peaceful village lifestyle. An ideal opportunity for families seeking a spacious, well-presented home in a sought-after location.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 33.2 sqm FLOOR: 2.05 sqm
ENCLOSURE: 1.07 sqm GARAGE: 14.0 sqm
TOTAL: 50.3 sqm

Matterport

Kitchen



Open Plan Lounge and Dining Room



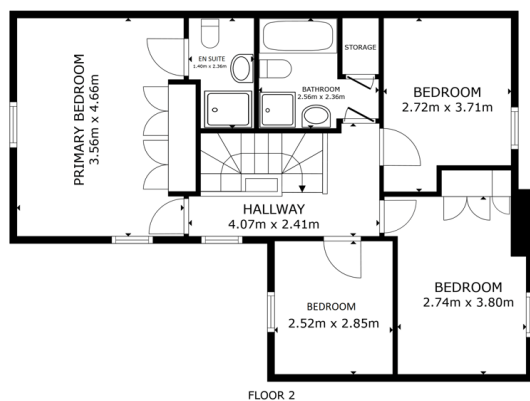


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 51.2 m² FLOOR 2: 65.1 m²
EXCLUDED AREAS: GARAGE 14.0 m²
TOTAL: 116.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom With En Suite



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £250

Tenure - Freehold - There is an annual ground maintenance to be paid on the estate of c. £250 per annum.

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2013

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2013

Boiler Location - Utility

Approximate Electrical System Installation Date - 2013

Approximate Electrical System Test Date - 2013

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

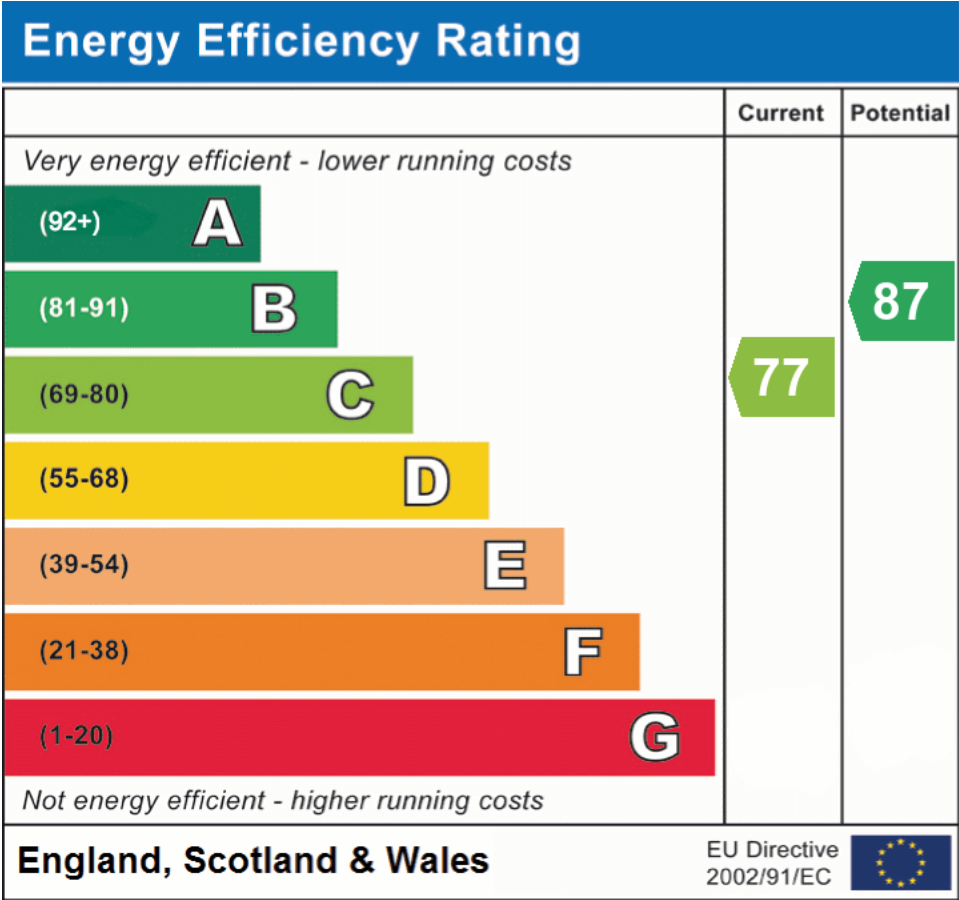
Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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



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.