

4 Bedroom(s), Semi-Detached House, Freehold

Armthorpe Road, Wheatley.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen and Dining Area
- Ground Floor W/C
- Integral Garage and Driveway Allowing for Off Road Parking
- Perfect Location for the Hospital and City Centre

- Spacious and Extended Family Home
- Two Reception Rooms
- Four Bedrooms One with En Suite Bathroom
- Rear Enclosed Garden

**Offers in Region Of
£270,000
For Sale**

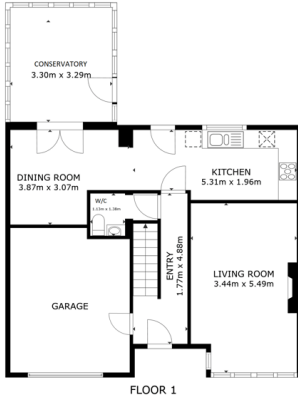
Book your viewing today Tel: 01302 247754

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... Spacious 4 double bedroom property, ideally situated close to local amenities, excellent parks, and top-rated schools. Perfect for families seeking convenience and comfort. Book your viewing appointment today to avoid disappointment.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 65.0 m² FLOOR: 248.6 m²
EXCLUDED AREAS: GARAGE: 21.7 m²
TOTAL: 134.5 m²



Lounge



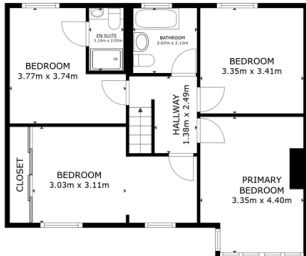
Conservatory

Open Plan Kitchen Diner



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
 FLOOR: 95.00 sqm FLOOR: 2.68 sqm
 EXCLUDED AREA: GARAGE: 57.7 sqm
 TOTAL: 134.5 sqm



Bedroom

Bedroom



Bedroom



Family Bathroom

Bedroom With En Suite



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 - Outhouse

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - No

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.

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 -

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+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	