

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

Fernbank Drive, Armthorpe.



- No Chain
- Semi Detached Family Home
- Lounge
- Family Bathroom
- Front and Rear Gardens

- 3D Virtual Tour Available
- Modern Kitchen and Dining Area
- Three Bedrooms
- Detached Garage and Driveway Allowing for Off Road Parking

£169,500
For Sale

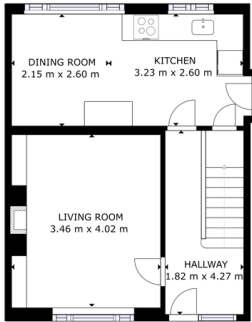
Book your viewing today Tel: 01302 247754

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... A much loved warm and caring family home in a popular location close to local amenities and access to great motorway links.

Ground Floor W/C

Floor Plan



GROUND INTERNAL AREA
FLOOR: 10.73 SQ METERS (115 SQ FT)
ENCLOSURE AREA: 11.11 SQ METERS (120 SQ FT)
TOTAL: 21.84 SQ M

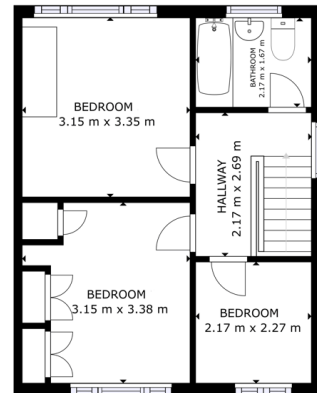
Matterport

Lounge



First Floor

Floor Plan



FLOOR 2

GROUND INTERNAL AREA
FLOOR: 11.44 SQ METERS (123 SQ FT)
ENCLOSURE AREA: 12.11 SQ METERS (131 SQ FT)
TOTAL: 23.55 SQ M

Matterport

Kitchen Diner



First Bedroom



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - New boiler in 27th
November 2018

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - November 2018

Boiler Location - Hallway

Approximate Electrical System Installation Date - new a circuit breaker
installed when new kitchen put in 2016

Approximate Electrical System Test Date - Unknown

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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	