

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

Rosedene Close, Edenthorpe.



- 3D Virtual Tour Available
- Stunning Semi Detached Family Home
- Lounge
- Three Bedrooms En Suite to Master
- Two Allocated Parking Spaces

- No Chain
- Modern and Contemporary Breakfast Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Front and Rear Gardens

**£215,000**  
**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... I have thoroughly enjoyed living in this property that is set back away from the main road and has minimal noise surrounding it. The house is spacious inside and great for entertaining.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR: 4.65 sqm FLOOR: 248.5 sqm  
EXCLUDED AREAS: PERIOD 30.1 sqm  
TOTAL: 302.2 sqm

Matterport

### Kitchen Diner



### Lounge



## Ground Floor W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 45 sq m FLOOR 2: 44.5 sq m  
EXCLUDED MEAS: PATIO: 30.2 sq m  
TOTAL: 90.2 sq m (TOTAL NET AREA)



## Master Bedroom With En Suite



## Bedroom



## Bedroom



## Family Bathroom



## External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £515

Average Annual Gas Bills - £662

Average Annual Water Bills - £276

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2018

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2018

Boiler Location - Under the stairs

Approximate Electrical System Installation Date - 2018

Approximate Electrical System Test Date -

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



# We make it happen.

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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.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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 