

5 Bedroom(s), Detached House, Freehold

Whiphill Lane, Armthorpe.



- 3D Virtual Tour Available
- Open Plan Kitchen Dining and Living Room with Underfloor Heating
- Utility Room
- Shower Room on the First Floor
- Generous Front and Rear Gardens

- Stunning Detached Family Home
- Ground Floor Bathroom Suite
- Five Double Bedrooms Two to the Ground Floor
- Detached Garage and Driveway Allowing for Multiple Cars to Park

£499,950

Reduced

Book your viewing today Tel: 01302 247754

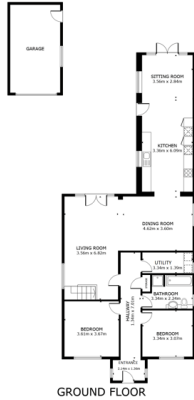
Owner's View

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...

This well presented and extended family home benefits from a south facing rear garden that is bathed in sunshine all day during the summer. We love to open the downstairs area to the garden to create that Summer holiday feel. A versatile home. Many of the rooms have changed use over the years meeting the needs of a growing family. Currently, the rooms off the entrance hall, two bedrooms and a bathroom, are used for visiting family, however, they could easily be used as a bedroom, lounge and bathroom for a separate self contained area.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 25.2 m² FLOORS: 1 69.7 m²
EXCLUDED AREA: GARAGE: 28.3 m²
TOTAL: 143.2 m²

Matterport

Entrance Hallway



Open Plan Kitchen Dining And Living Room





Bedroom



Bedroom



Bathroom



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 125.5 m² FLOOR 1 66.7 m²
EXCLUDED AREAS: GARAGE 20.8 m²
TOTAL: 195.0 m²

SIZE AND COMPOSITION OF DEVELOPMENT, ACTUAL MAY VARY



Bedroom



Bedroom



Bedroom



Shower Room



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £1470

Average Annual Gas Bills - £1388

Average Annual Water Bills - £1125

Tenure - Freehold

Solar Panels - No



Space Heating System -

Gas boiler with radiators plus Under floor heating to open plan area

Approximate Heating System Installation Date - 1971 New boiler 2020

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2020

Boiler Location - Boiler/utility room

Approximate Electrical System Installation Date - 1971

Approximate Electrical System Test Date - Unknown

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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		82
(69-80) C	73	
(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	