

4 Bedroom(s), Detached House, Freehold

Barber Close, Armthorpe.



- 3D Virtual Tour Available
- Two Reception rooms
- Four Bedrooms Two With En Suites
- Detached Family Home In a Sought After Location
- Log Cabin in Garden
- Open Plan Kitchen Diner
- Ground Floor Cloakroom
- Family Bathroom
- Gardens to both the Front and Rear

£295,000
For Sale

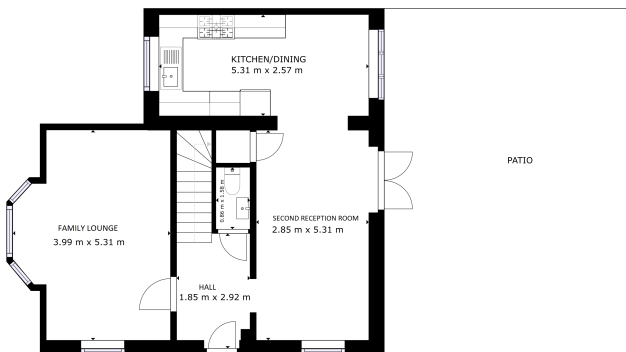
Book your viewing today Tel: 01302 247754

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...

Ground Floor

Floor Plan



Matterport

Family Lounge



Open Plan Kitchen Diner



Second Reception Room

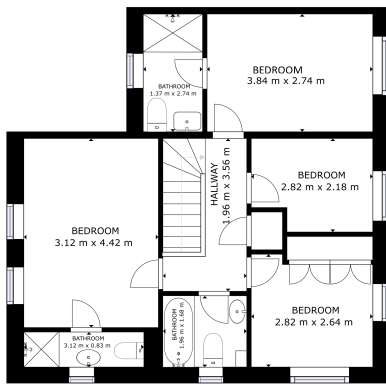


Cloakroom



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR FINISH: 100% CARPET
 CEILING: PLASTER, PAINTED TO A FINISH
 DOORS: ALL INTERIORS
 WINDOWS: ALL INTERIORS



Master Bedroom with Ensuite



Bedroom with En Suite





Bedroom



Bedroom



Family Bathroom



External



Front Garden



Rear Garden



Property Information Form

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler 2018

Tenure - Freehold

Solar Panels - Location - N/A

Approximate Electrical System Installation Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - YES

Average Annual Electricity Bills - £2500

Average Annual Gas Bills - £ 600

Average Annual Water Bills - £1000

Space Heating System -

Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - YES

Loft Insulation - YES

Loft Boarded out - YES

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	79	
(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 

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