

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

Eden Grove Road, Edenthorpe.



- 3D Virtual Tour Available
- Great Schools and Transport Links
- Spacious Lounge and Dining Room
- Driveway Allowing for Ample Cars to Park
- Attractive Kitchen
- Potential for Above Garage Extension (Previously Had Planning Permission)

- Plenty of Local Facilities and Shops
- Three Bedroom Semi-Detached Home
- Sizeable Rear Enclosed Garden
- Family Bathroom
- Garage

£235,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

This is a perfect house for young family with 3 good size bedrooms plenty of space, plenty storage in the loft and garage, lovely size garden for summer party's, really lovely community, schools in area, Library, parks, shops and supermarkets all walking distances from each other.

Ground Floor

Floor Plan

Entrance Hall



Kitchen



Lounge



Dining Room



First Floor

Floor Plan



Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals



Front Aspect



Rear Garden



Approximate Water Heating Installation Date -

Boiler Location - Loft

Approximate Electrical System Installation Date - 1/12/2012

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.

Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Ground source heat pump

Approximate Heating System Installation Date - 11/17/2011

Water Heating System - Gas boiler (Combi)

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		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	