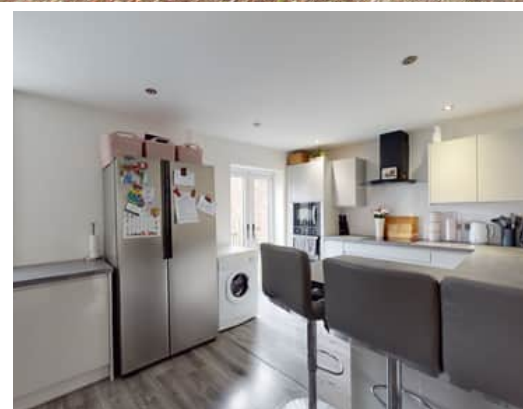


3 Bedroom(s), Semi-Detached House, Freehold

The Boulevard, Edenthorpe.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Three Bedrooms
- Rear Enclosed Garden With Decking
- Popular location in Edenthorpe

- Lovely Semi Detached Family Home
- Lounge
- Bathroom
- Off Road Parking to the Front

Offers Over
£169,000
Reduced

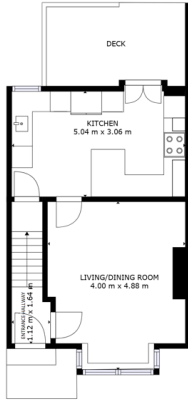
Book your viewing today Tel: 01302 247754

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... 3 bedroom, semi detached house in a quiet area overlooking fields. There is a driveway to the the front of property. A new kitchen was installed in 2019. The location is perfect with being close to schools and nearby shops. Fully secure rear garden perfect for families.

Ground Floor

Floor Plan



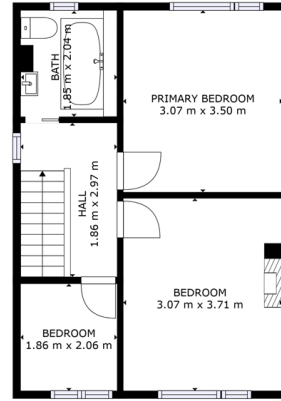
GROSS INTERNAL AREA
FLOOR 1: 29 m², FLOOR 2: 37 m²
EXCLUDED AREAS: DECK: 9 m²
PORCH: 3 m²
TOTAL: 76 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 39 m², FLOOR 2: 37 m²
EXCLUDED AREAS: DECK: 9 m²
PORCH: 3 m²
TOTAL: 76 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Kitchen Diner



First Bedroom



Lounge



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 - £600

Average Annual Gas Bills - £571

Average Annual Water Bills - £860

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Was already in when we purchased in 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Kitchen Cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - Partially

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		86
(69-80) C	71	
(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	