

**2 Bedroom(s), End of Terrace House, Freehold**

**Edencroft Drive, Edenthorpe.**



- 3D Virtual Tour Available
- Kitchen and Breakfast Room
- Family Bathroom
- Driveway and Detached Garage
- Lots of Local Amenities and Schools

- Two Bedroom Semi Detached Home
- Spacious Lounge
- Great For First Time Buyers and Investors
- Rear Garden

**£150,000**  
**For Sale**

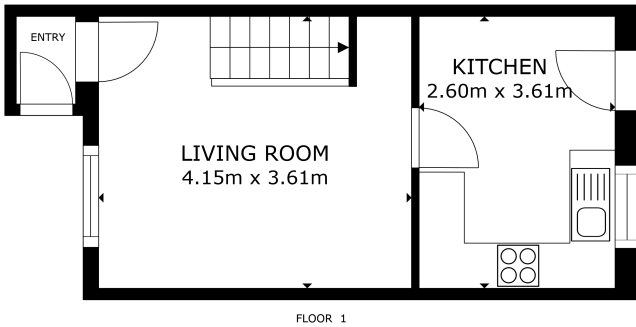
*Book your viewing today* Tel: 01302 247754

## Owner's View

Located on the quiet and desirable Edencroft Drive in Edenthorpe, this two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, investors, downsizers, or small families. With two spacious double bedrooms, this property provides comfortable living in a peaceful and convenient location. Ideal for those seeking a low-maintenance, well-equipped home with excellent outdoor space, this 2-bedroom semi-detached property on Edencroft Drive is sure to be popular. Book your viewing today to avoid missing out!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 26.2 m<sup>2</sup> FLOOR 2: 24.7 m<sup>2</sup>  
TOTAL: 50.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Lounge

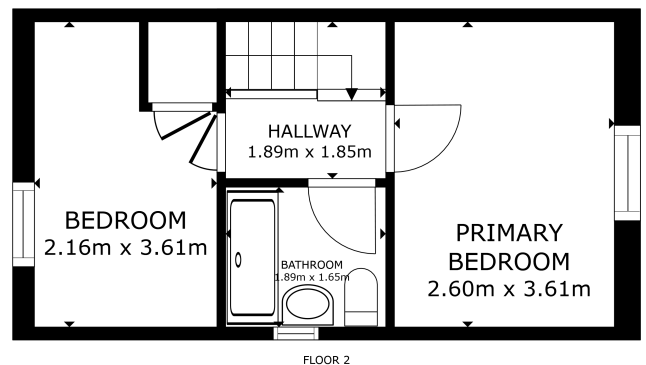


## Kitchen



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 26.2 m<sup>2</sup> FLOOR 2: 24.7 m<sup>2</sup>  
TOTAL: 50.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Master Bedroom



## Bedroom



## Family Bathroom



## Externals

## Front Aspect



## Rear Garden



## Property Information

- Council Tax Band - B
- Utilities - Mains Gas, Mains Electricity, Mains Water
- Water Meter -
- Tenure -
- Solar Panels -
- Space Heating System -
- Approximate Heating System Installation Date -
- Water Heating System -



Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 