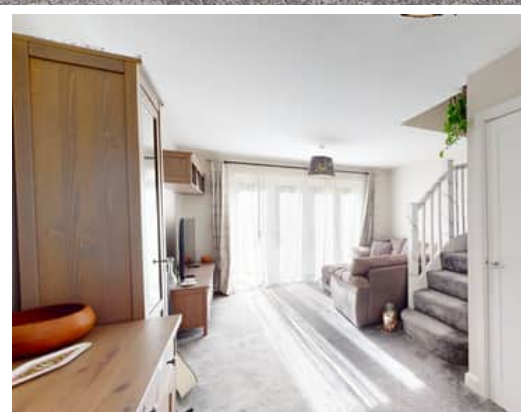


2 Bedroom(s), Semi-Detached House,

Silica Court, Kirk Sandall.



- No Chain
- Lovely Semi Detached Home
- Lounge
- Bathroom
- Driveway Allowing for Off Road Parking

- 3D Virtual Tour Available
- Modern and Contemporary Kitchen
- Ground Floor W/C
- Rear Enclosed Garden
- Two Double Bedrooms

Reduced

Book your viewing today Tel: 01302 247754

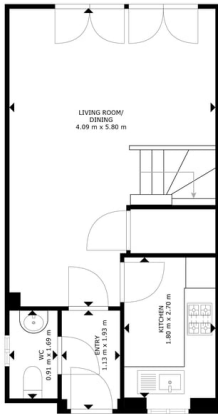
Owner's View

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... I love this house. I've been spoiled by having this as my first home. It's cosy in the winter and feels magical in the summer. The way the light comes in through the windows is really lovely. Due to the location, it's brilliant for travel links and also feels tucked away in the countryside with it being near the canal. You can see the cows & sheep from the windows at the front of the house & you can hear them in summer with the windows open. I love being able to slip my shoes on & be out in the Glass Park or down by the canal for a walk at a moments notice & the Glass House Pub is only a short distance too. I'll be sad to move on from this house & I hope the next owner will get just as much joy from living here as I have & they will be able to appreciate all the lovely things this house has offered me in my time living here.

Ground Floor

Floor Plan

<https://www.thepropertyhive.co.uk/property-for-sale/details/26760949>



1ST FLOOR

GRAND INTERNAL AREA
1ST FLOOR: 25.4m² / 273 SQUARE FEET
TOTAL: 84 m²

Matterport

Kitchen





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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B	84	
(69-80) C		
(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 