

3 Bedroom(s), Detached House, Freehold

Howden Close, Bessacarr.



- 3D Virtual Tour Available
- Open Plan Modern and Contemporary Kitchen Diner
- Ground Floor W/C
- Spacious Family Bathroom
- Integral Garage and Driveway Allowing for Off Road Parking

- Stunning and Spacious Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- Sought After Location in Bessacarr
- Front and Rear Gardens

£320,000
Under Offer

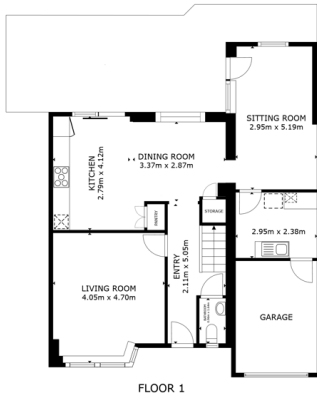
Book your viewing today Tel: 01302 247754

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... This has been our home for over 7 years and we've loved it. We have renovated every room to create the perfect family home, including an amazing kitchen diner with a lovely central island, perfect for family and friends to gather around. We've installed a new heating system with beautiful column radiators and every room has been designed to complement the style of the house and provide the perfect family environment. We are in a great area for local walks with easy access to the local shops and schools and also close enough but not too close to the motorway network to get to Sheffield, Leeds, York and beyond.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 79.45 m² FLOOR 2: 25.7 m²
EXCLUDED AREA: PATIO: 12.8 m² GARAGE: 12.0 m²
TOTAL: 129.9 m²

Matterport

Open Plan Kitchen Diner



Utility Room



Lounge



Family Room

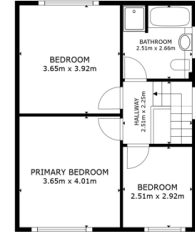


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 176.00 m² FLOOR 2: 100.70 m²
 EXCLUDED AREAS: 22.00 m² GARAGE: 12.00 m²
 TOTAL: 126.70 m²



Landing



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £492

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2018

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2018

Boiler Location - Utility Room

Approximate Electrical System Installation Date - Prior to us moving in 2017

Approximate Electrical System Test Date - Unsure, most likely in 2017 before we bought it

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - 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		81
(69-80) C	70	
(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	