

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

Curzen Crescent, Kirk Sandall.



- 3D Virtual Tour Available
- Open Plan Kitchen Diner
- Seperate Reception Room
- Family Bathroom
- Garage with Driveway

- Extended Semi Detached House
- Utility Room and Ground Floor Toilet
- Four Bedrooms Master with En Suite and Walk in Wardrobe
- Gardens to the Front and Rear
- Family Lounge

£290,000
For Sale

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 home has been such a lovely place to live, looking out toward the woods. Nice corner plot with lots of room for entertaining. Newly built extension with plenty of space inside for family get together.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 88.2 sq.m. FLOOR 1: 67.2 sq.m.
EXCLUDED AREA: 1.8 sq.m. TOTAL: 155.7 sq.m.



Lounge



Kitchen Diner



Utility Room



Ground Floor Toilet

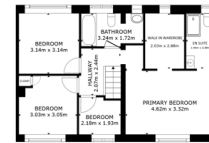


Reception Room



First Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR 88.5 sq.m. FLOOR 1 67.2 sq.m.
EXCLUDED AREA: VERANDA 12.9 sq.m.
TOTAL: 155.7 sq.m.



Master Bedroom with En Suite and Walk in Wardrobe





Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Garden



Rear Garden



Property Information Form

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £950

Average Annual Gas Bills - £1200

Average Annual Water Bills - £480



Tenure - Freehold

Solar Panels - No

Space Heating System - Underfloor heating to extension with boiler not electricity

Approximate Heating System Installation Date - Combi 9.5 years.
underfloor heating 1 year ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 9.5 years ago

Boiler Location - loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

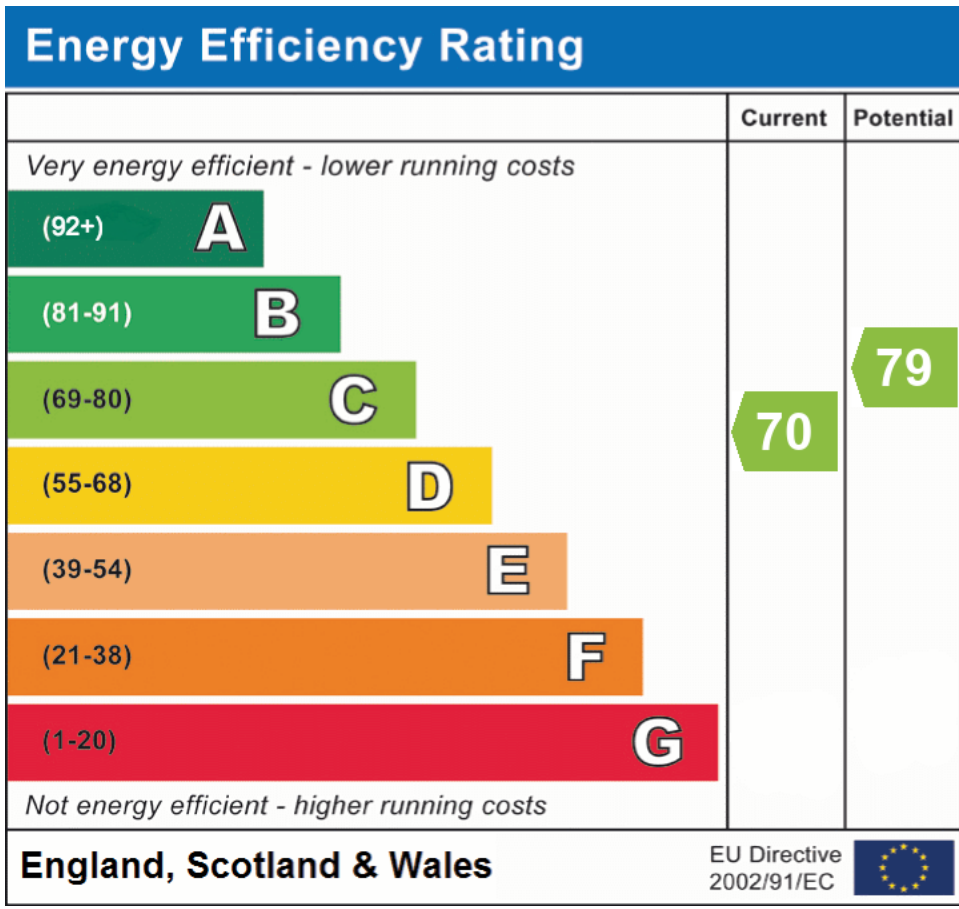
Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - None

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



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.