

**4 Bedroom(s), Detached House, Freehold**

**Ashton Drive, Kirk Sandall.**



- 3D Virtual Tour Available
- Kitchen and Utility Room
- Ground Floor W/C
- Family Bathroom
- Driveway Allowing for Multiple Cars to Park

- Spacious Detached Family Home
- Three Reception Rooms
- Four Bedrooms En Suite to Master
- Rear Enclosed Garden

**£255,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

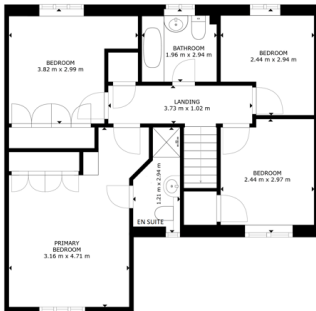
3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

Ashton Drive is a lovely family home situated on a corner plot with ample amounts of parking for cars and perhaps a caravan or works van. The house is well presented and offers an additional reception room which was originally the garage.

Close by you will find an array of local convenient shops, together with a train station and great public transport.

## Ground Floor

### Floor Plan



2ND FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 60 m<sup>2</sup>; 2ND FLOOR: 53 m<sup>2</sup>  
TOTAL: 113 m<sup>2</sup>  
SIZES AND CORRIDORS ARE APPROXIMATE. ACTUAL MAY VARY.



## Utility Room



## Lounge



## Kitchen



## Dining Room



## Sitting Room



## Master Bedroom



## Ground Floor W/C

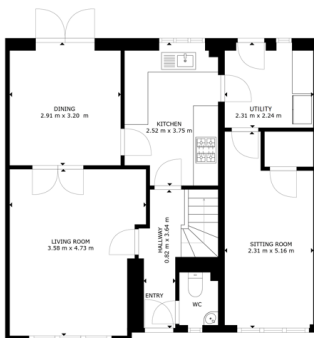


## En Suite



## First Floor

## Floor Plan



1ST FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR: 22.44m<sup>2</sup> (240 FLOOR: 83 m<sup>2</sup>)  
 TOTAL: 105.33m<sup>2</sup> (1137 FLOOR: 1124 m<sup>2</sup>)

Matterport

## Second Bedroom





**Third Bedroom**



**Fourth Bedroom**



**Family 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 - £1000  
 Average Annual Gas Bills - £1000  
 Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1997

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 1997

Boiler Location - Downstairs in the converted Garage stored in a cupboard

Approximate Electrical System Installation Date - 1997

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 