

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

Grange Park, Kirk Sandall.



- 3D Virtual tour available
- Lounge
- Five bedrooms
- Popular location in Kirk Sandall
- Garage with utility space

- Extended Semi Detached Family Home
- Conservatory
- Shower room
- Rear enclosed garden
- Driveway allowing for off road parking

**Offers Over**  
**£240,000**  
**Reduced**

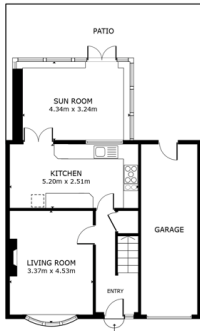
*Book your viewing today* Tel: 01302 247754

## 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...We moved into this property in 2004 with our daughters, its a very good neighbourhood with good neighbours who look out for each other and a safe area for children. It is ideally situated close to transport links such as buses and trains, and there are many local amenities including schools, pubs and shops. Unfortunately, both of our daughters have now left home and the house is too big for us. We will miss all of the friends we have made in Grange Park over the years, but it is time for a family to move in.

## Ground Floor

### Floor Plan



GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 33.4 sq m / 359 SQ FT  
EXCLUDED AREA: GARAGE 12.8 sq m / 138 SQ FT PATIO 27.2 sq m  
TOTAL: 155.4 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



## Kitchen



## Conservatory



## First Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 13.8 m<sup>2</sup> FLOOR 1 52.0 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 15.5 m<sup>2</sup> PATIO 27.2 m<sup>2</sup>  
TOTAL: 108.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom



## Second Bedroom



## Third Bedroom



## Fourth Bedroom



## Fifth Bedroom



## Shower Room



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains

Electricity, Mains Water

Water Meter - No

Average Annual Electricity

Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas  
Boiler with radiators (Combi)

Approximate Heating System

Installation Date - Jan 2021

Water Heating System - Gas  
combi boiler

Approximate Water Heating

Installation Date - Jan 2021

Boiler Location - Garage

Approximate Electrical

System Installation Date -

October 2022

Approximate Electrical

System Test Date - 21 June

2023

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</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	