

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

Eden Grove Road, Edenthorpe.



- 3D Virtual Tour Available
- Spacious Semi Detached Family Home
- Open Plan Kitchen & Dining Room
- Three Bedrooms
- Garage and Driveway Allowing for off road parking

- No Chain
- Kitchen
- Ground Floor W/C and Utility Area
- Family Bathroom
- Front and Rear Gardens

£179,950

Reduced

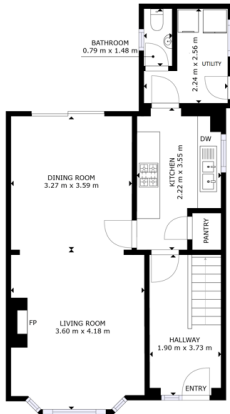
Book your viewing today Tel: 01302 247754

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... Being sold with no forwarding chain, This spacious 3 bed semi detached family home has been well kept can and be found in a desirable village location.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 25.147 m² (268 sq ft)
TOTAL: 87 sq ft
SIZES AND DIMENSIONS TO PERMITTED VARIATIONS, ACTUAL MAY VARY

Matterport

Open Plan Lounge Diner



Kitchen



Ground Floor Toilet



Utility

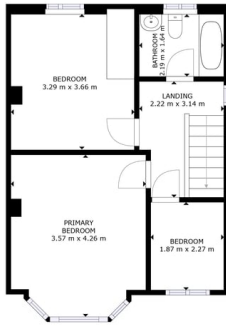


Bedroom



First Floor

Floor Plan



FLOOR 2

DEVELOPER'S INTERNAL AREA
FLOOR 1: 55 m², FLOOR 2: 48 m²
TOTAL: 103 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bathroom



Bedroom



External

Front Garden



Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2022

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2009

Approximate Electrical System Test Date - 2019

Fires/Heaters - Gas

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.

Property Information Form

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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 