

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

The Boulevard, Edenthorpe.



- 3D Virtual Tour Available
- No Chain
- Modern and Contemporary Breakfast Kitchen Diner
- Ground Floor W/C and Utility Area
- Front and Rear Gardens

- Stunning Three Bedroom Semi Detached Family Home
- Fully Renovated Throughout to a High Standard
- Lounge
- Modern Bathroom Suite
- Off Road Parking to the Front

**£205,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

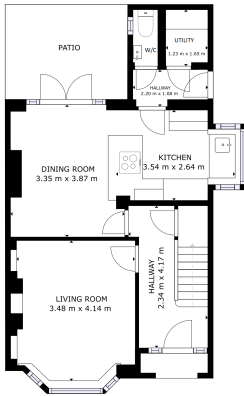


## Owner's View

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... The Boulevard has undergone a complete and thorough refurbishment from top to bottom. Every aspect of the house has been renewed, from the roof to the kitchen. Inside, it feels like a brand-new home, featuring updated electrics, a modern heating system, and newly renovated bathrooms and kitchen.

## Ground Floor

### Floor Plan



FLOOR 1  
GROSS FLOORING AREA:  
FLOOR 1: 25.52 SQ METERS (281 SQ FT)  
TOTAL: 25.52 SQ METERS (281 SQ FT)  
PATIO: 6.38 SQ METERS (69 SQ FT)  
TOTAL: 31.90 SQ METERS (346 SQ FT)



## Entrance Hallway



## Lounge



## Kitchen Diner



**Ground Floor W/C**



**Bedroom**



**Utility Space**



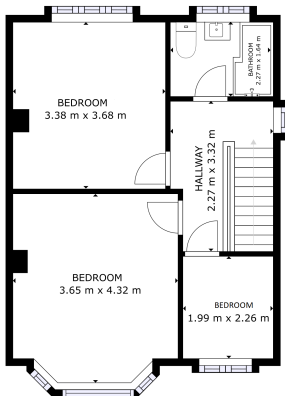
**Bedroom**



**First Floor**

**Bedroom**

**Floor Plan**



**Bathroom**





## 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 - 2023

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2023

Boiler Location - Utility Room

Approximate Electrical System Installation Date - 2023

Approximate Electrical System Test Date - 2023

Fires/Heaters - None

Permanent Loft Ladder - Yes

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+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(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 