

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

**Wivelsfield Road, Warmsworth.**



- 3D Virtual Tour Available
- Open Plan Kitchen and Dining Room
- Lounge
- Front and Rear Gardens
- Close to Motorway Links

- Three Bedroom Detached Property
- Well Presented Throughout
- Family Bathroom
- Out Building
- Local Amenities and Facilities

**£189,950**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Nestled on the sought-after Wivelsfield Road in the charming village of Warmsworth, this beautifully presented three-bedroom detached home offers modern living with a touch of elegance. Perfect for families or professionals, the property boasts a thoughtfully designed layout and an array of desirable features.

### Ground Floor

#### Floor Plan

#### Living Room



#### Dining Room



#### Kitchen



#### First Floor

**Bedroom**



**Bedroom**



**Bedroom**



**Bathroom**



**External**





**Front Aspect**



**Back Garden**



## Property Information

Council Tax Band -

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

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Top of the stairs in a cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas Fire in the Lounge, electric fire in the dining room

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

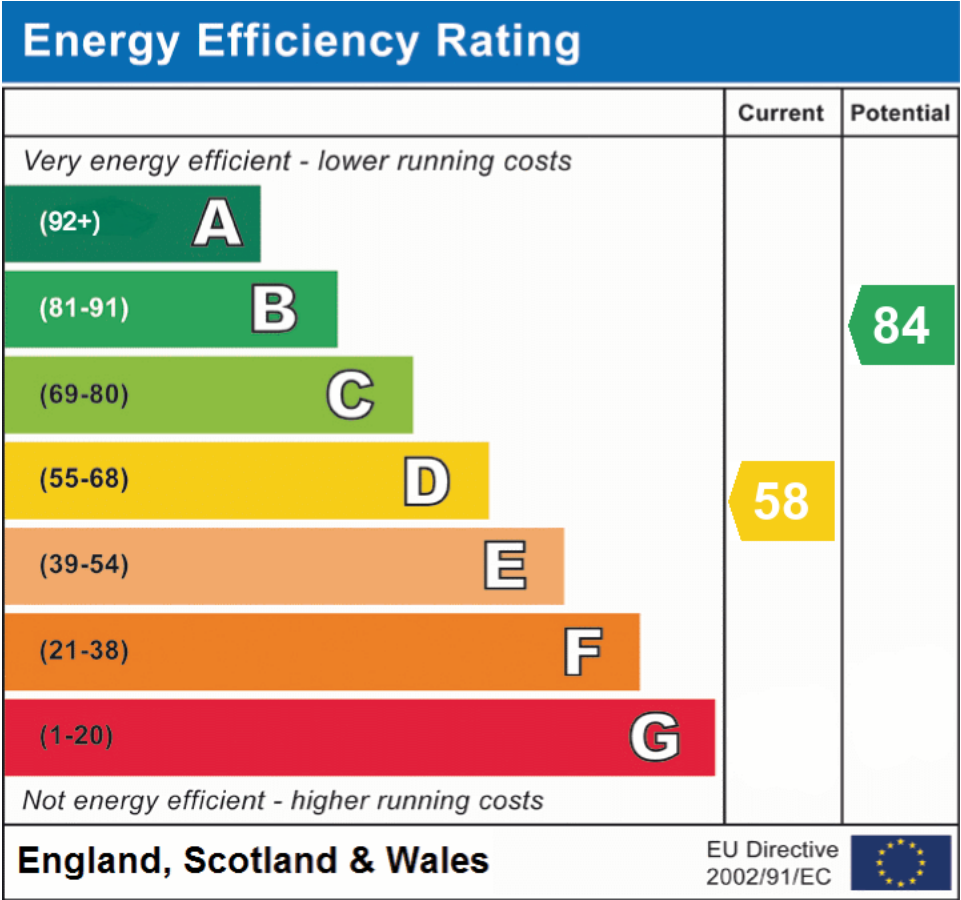
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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



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.