

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

Zetland Road, Town Moor.



- 3D Virtual Tour Available
- Open Plan Kitchen Diner
- Two Separate Reception rooms
- Family Bathroom with Separate Toilet
- Gardens to both front and Rear

- Extended Period Semi Detached Family Home
- Four Bedrooms
- Snug/Bedroom with En Suite Bathroom
- Loft Room
- Driveway

£280,000
For Sale

Book your viewing today Tel: 01302 247754

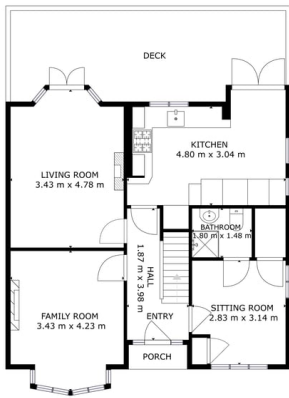
Owner's View

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...

This property has been our family home for 25 years, we have brought our family up in this fantastic spacious home, with many family and friends staying over, meaning there is ample room for visiting friends and family at any occasion. We find the rear, south facing garden to be the most tranquil place, with the church and trees behind us it gives the garden such privacy. Indoors its lovely to be able to enjoy the original features, including, high ceilings, spacious rooms, original wood panelling on the staircase and original fire place and surround. It is now our time to move on and let someone else enjoy this spacious family home.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 79 m², FLOOR 2: 63 m², FLOOR 3: 17 m²
TOTAL: 159 m²



Sitting Room



Entrance Hallway



Lounge



Open Plan Kitchen Diner

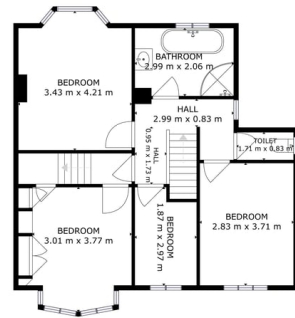


Bedroom/Snug With En Suite Bathroom



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 70 m², FLOOR 2: 63 m², FLOOR 3: 17 m²
TOTAL: 150 m²

FLOOR 2

 Matterport

Bedroom



Bedroom



Bedroom



Bedroom



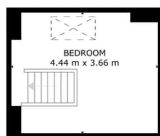
Bathroom with Separate Toilet



Third Floor



Floor Plan



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 79 m², FLOOR 2: 63 m², FLOOR 3: 17 m²
TOTAL: 159 m²

Matterport

Loft Room



Currently utilised as a bedroom by the current owners but this room does not have planning.

External

Front Garden



Rear Garden



Property information Form

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No


Average Annual Electricity Bills -



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 - 2015
 Water Heating System - Gas combi boiler
 Approximate Water Heating Installation Date - 2015
 Boiler Location - Snug room cupboard
 Approximate Electrical System Installation Date - 2014
 Approximate Electrical System Test Date - 2018
 Fires/Heaters - Gas
 Permanent Loft Ladder - Yes
 Loft Insulation - No
 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> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |