

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

**Armthorpe Road, Wheatley.**



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen and Dining Area
- Ground Floor W/C
- Integral Garage and Driveway Allowing for Off Road Parking
- Perfect Location for the Hospital and City Centre

- Spacious and Extended Family Home
- Two Reception Rooms
- Four Bedrooms One with En Suite Bathroom
- Rear Enclosed Garden

**Offers Over  
£270,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

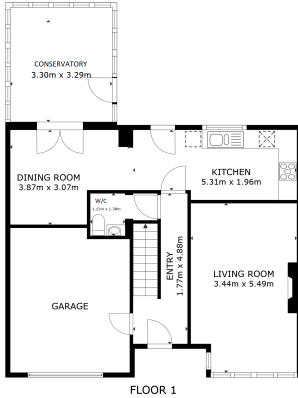


## Owner's View

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... Spacious 4 double bedroom property, ideally situated close to local amenities, excellent parks, and top-rated schools. Perfect for families seeking convenience and comfort. Book your viewing appointment today to avoid disappointment.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 65.30 m<sup>2</sup> FLOOR 2: 68.6 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 21.7 m<sup>2</sup>  
TOTAL: 112.2 m<sup>2</sup>



Lounge



Conservatory

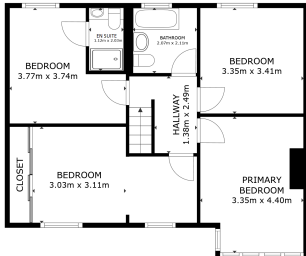
## Open Plan Kitchen Diner



First Floor



## Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR: 90.00 sqm FLOOR: 2: 6.67 sqm  
 EXCLUDE: 11.00 sqm GARAGE: 57.77 sqm  
 TOTAL: 134.5 sqm



## Bedroom



## Bedroom With En Suite



## Bedroom



## Bedroom



## Family Bathroom





## External

### Front Aspect



### Rear Garden



Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators (Combi)  
 Approximate Heating System Installation Date -  
 Water Heating System - Gas combi boiler  
 Approximate Water Heating Installation Date -  
 Boiler Location - Outhouse  
 Approximate Electrical System Installation Date -  
 Approximate Electrical System Test Date -  
 Fires/Heaters - Gas  
 Permanent Loft Ladder - Yes  
 Loft Insulation - No  
 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

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 -

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+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</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	