

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

**Sandall Park Drive, Wheatley Hills.**



- 3D Virtual Tour Available
- Modern and Stylish Breakfast Kitchen
- Open Plan Lounge and Dining Room
- Study/Storage Room
- Modern and Contemporary Shower Room

- Extended and Well Presented Semi Detached Family Home
- Utility and Ground Floor Shower Room
- Second Reception Room
- Four Good Sized Bedrooms
- Sought After Location

**£279,950**  
**For Sale**

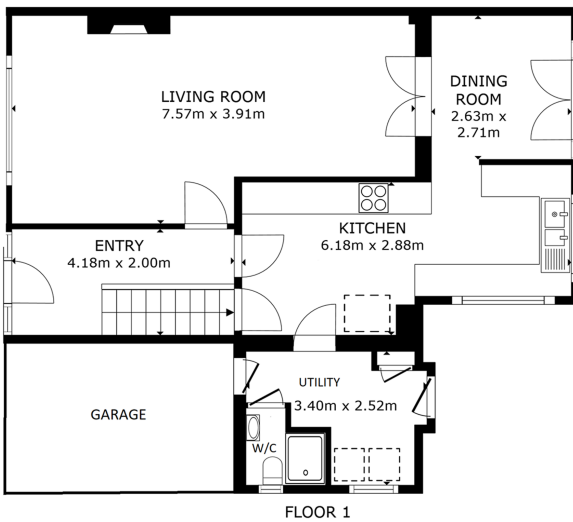
*Book your viewing today* Tel: 01302 247754

## 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... Here's a brief property description for Sandall Park Drive, Wheatley: Welcome to this very spacious home on Sandall Park Drive, Wheatley. This inviting property boasts a low-maintenance driveway and a gorgeous garden perfect for relaxing or entertaining. Inside, you'll find a modern shower room and beautifully maintained living spaces, allowing you to move straight in without any hassle. Ideal for those seeking comfort and convenience in a serene location.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 86.1 sq.m. FLOOR 2 66.6 sq.m.  
EXCLUDED AREAS: PATIO 9.8 sq.m.  
TOTAL: 152.8 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Open Plan Lounge and Dining Room

## Breakfast Kitchen





**Sitting Room**



**Utility Space**

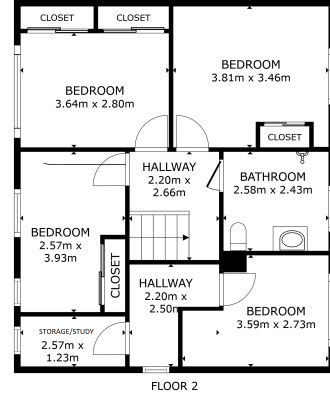


**Ground Floor Shower Room**



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 86.1 sq. m. FLOOR 2: 66.6 sq. m.  
 EXCLUDED AREAS: 89.0 sq. m.  
 TOTAL: 132.8 sq. m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Bedroom



## Bedroom



## Bedroom



## Bedroom



## Shower Room



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £650  
 Average Annual Gas Bills - £650  
 Average Annual Water Bills - £200  
 Tenure - Freehold



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.

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - October 2023

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - October 2023

Boiler Location - Cupboard in utility room

Approximate Electrical System Installation Date - 2014

Approximate Electrical System Test Date - 2014

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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

