

4 Bedroom(s), Detached House, Freehold

Croft Court, Finningley.



- 3D Virtual Tour Available
- Countryside Views
- Two Reception Rooms
- Utility Room and Ground Floor W/C
- Four Bedrooms En Suite to Master

- Executive Family Home set in a Desirable Location
- Modern and Contemporary Breakfast Kitchen
- Study
- Integral Double Garage and Driveway Allowing for Off Road Parking
- Beautiful Front and Rear Gardens

£525,000

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 house is located in a prime open aspect at the edge of the village of Finningley, regarded as a desirable village in the area. We have lived here for just over seven years. During our tenure the property has been upgraded. A comprehensive modern alarm system, smoke and heat detectors installed where applicable. New ridge tiles, UPC verges fitted and the dormer valleys reworked. The complete double glazing system was replaced three years ago. The relationship with neighbours has always been harmonious.

Ground Floor

Floor Plan

Entrance Hallway



Breakfast Kitchen



Utility Room



Lounge



Dining Room



Study



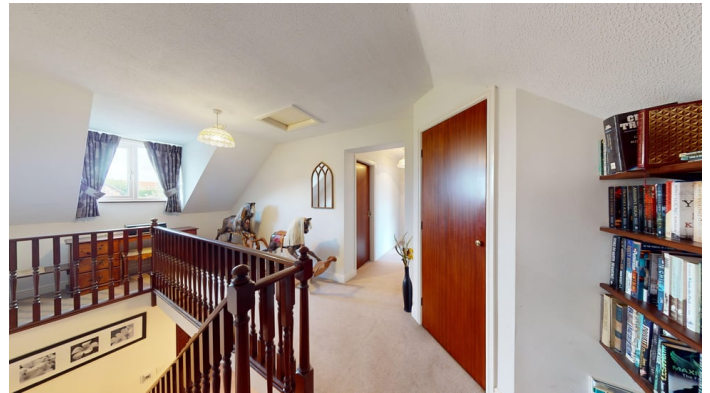
Ground Floor W/C



First Floor

Floor Plan

Landing



Master Bedroom With En Suite





Bedroom



Family Bathroom



Bedroom



Bedroom



External

Front Aspect



Rear Garden



Countryside View



Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Combined gas electricity £1276p/a.

Average Annual Gas Bills - As above

Average Annual Water Bills - £501

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2016: service and

tested annually In March

Water Heating System - Gas boiler and immersion heater option

Approximate Water Heating Installation Date - 2016. New programmer fitted 2022

Boiler Location - Garage

Approximate Electrical System Installation Date - At time of build

Approximate Electrical System Test Date - Will be tested/inspected prior to sale completion

Fires/Heaters - Electric fire /remotely controlled in the lounge.


Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - In Walk Way Areas

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+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |