

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

**Axholme Road, Wheatley.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Two Reception Rooms
- Bathroom with Separate Toilet
- Rear Enclosed Garden

- Spacious Semi Detached Family Home Full of Character
- Utility and Ground Floor Shower Room
- Four Bedrooms
- Loft Room
- Garage to the Rear

**£350,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Our home is on a quiet residential street but within walking distance to the city and hospital, and we are lucky to have really lovely neighbours. The house was renovated by us with a view of this being our forever home. We've added in a new kitchen with high end appliances and solid wood herringbone floor, and also extended to the rear creating space for a separate utility, and shower room. We worked hard to maintain as many of the original features as possible, such as coving and the tall skirting boards, we have also fully replaced ceilings and re-plastered the majority of the house (2022). A whole new heating system with feature radiators & boiler was installed at the end of 2022. A new fuse board and a lot of electrical work has also been undertaken. We will be sad to say goodbye to this beautiful home but we hope that the new owner will enjoy completing the finishing cosmetic touches to make this house their own, and will love the house as much as we have over the last couple of years.

## Ground Floor

### Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 29.5 m<sup>2</sup> FLOOR 2 31.1 m<sup>2</sup> FLOOR 3 7.2 m<sup>2</sup> FLOOR 4 31.1 m<sup>2</sup>  
 EXCLUDED AREA: REAR SHOWER ROOM 3.6 m<sup>2</sup>  
 TOTAL: 223.6 m<sup>2</sup>



### Entrance Hallway



2.00m x 8.03m (6' 7" x 26' 4")

The Impressive entrance hallway boasts the original tiles from when the property was first built in 1906. The original wooden panelling and balustrade remain which is still written into the deeds. The home still has the original skirting boards and coving, which have been restored and preserved to maintain the period features of the property. The old ceilings have been carefully removed from the hallway, stairs and landing and re fitted to preserve the properties original features.

The hallway has been professionally decorated with in-keeping colour schemes and a new stairs carpet fitted in 2023.

### Breakfast Kitchen



3.68m x 5.09m (12' 1" x 16' 8")

3.20m x 1.99m (Sitting Area)

Fully renovated in 2022 with wooden units and engineered solid wooden herringbone flooring. The kitchen benefits from integrated Bosch dishwasher and a large Neff induction hob and Neff double oven. The kitchen also boasts an integrated fridge freezer and boiling water tap, and all appliances were brand new and fitted when the kitchen was renovated. A door way has been created within the kitchen so there is a flow through to the dining room.

This stunning room is light and airy with space for a seating area to make this an open plan family area perfect for entertaining.

## Lounge



4.45m x 5.31m (14' 7" x 17' 5")

A larger than average living room with a fully functioning chimney breast. The original floorboards have been restored, and a new ceiling has been carefully fitted to preserve the original coving and the living room boasts the original skirting boards also.

## Dining Room



4.27m x 4.41m (14' 0" x 14' 6")



A light and airy dining room with a fully functioning fire place that would suit a log burner, open fire or to be blocked off to create a decorative centre piece for the room.

## Ground Floor Shower Room



1.07m x 2.09m (3' 6" x 6' 10")

This area is an extension to the ground floor, with a utility room and fitted shower room with toilet. There is access to the garden via the utility room.

## First Floor

### Floor Plan



FLOOR 3



GROSS INTERNAL AREA  
 FLOOR 1 28.5 m<sup>2</sup> FLOOR 2 87.5 m<sup>2</sup> FLOOR 3 27.4 m<sup>2</sup> FLOOR 4 31.5 m<sup>2</sup>  
 EXCLUDED AREA: REDUCED BEDROOM 3.6 m<sup>2</sup>  
 TOTAL: 1,225.0 m<sup>2</sup>  
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## Bedroom



5m x 4.46m (16' 5" x 14' 8")

The master bedroom has had a new ceiling and has been re plastered to modernise and create smooth walls. New carpets were fitted in 2023 and decorated in contemporary/neutral colours to an extremely high standard.

## Bedroom



4.27m x 4.41m (14' 0" x 14' 6")

This bedroom has had a new ceiling and has been re plastered to modernise and create smooth walls. New carpets were fitted in 2023 and decorated in contemporary/neutral colours to an extremely high standard.

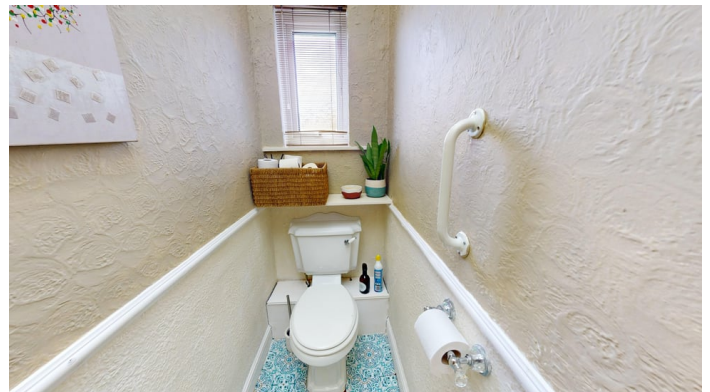
## Bedroom



3.20m x 3.82m (10' 6" x 12' 6")

Bedroom three again has had a new ceiling and has been re plastered to modernise and create smooth walls. New carpets were fitted in 2023 and decorated in contemporary/neutral colours to an extremely high standard.

## Bathroom And Separate Toilet



2.14m x 2.08m (7' 0" x 6' 10")

2.14m x 0.86m (W/C)

The bathrooms and separate toilet allows potential buyers to put their own stamp on this traditional property with the option to keep the bathroom separate to the toilet or to open up the space to create a large family bathroom on the first floor.

## Second Floor

## Floor plan



FLOOR 4



GROSS INTERNAL AREA  
FLOOR 1 29.5 m<sup>2</sup> FLOOR 2 8.1 m<sup>2</sup> FLOOR 3 7.4 m<sup>2</sup> FLOOR 4 31.1 m<sup>2</sup>  
EXCLUDED AREAS: REAR/LOBBY HEBERROOM 3.6 m<sup>2</sup>  
TOTAL: 225.0 m<sup>2</sup>



## Games Room



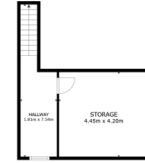
4.45m x 6.46m (14' 7" x 21' 2")

Kitchenette 1.81m x 2.10m

A generous attic room with running water, a kitchenette, and double glazed windows. This space is perfect to create a bedroom with an En suite bathroom and or walk in wardrobe, or can be kept as a recreation room, or it would even make a great office space for people working from home. There is so much potential for this room and for buyers to put there stamp on this amazing space.

## Cellar

## Floor Plan



FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 29.5 m<sup>2</sup> FLOOR 2 8.1 m<sup>2</sup> FLOOR 3 7.4 m<sup>2</sup> FLOOR 4 31.1 m<sup>2</sup>  
EXCLUDED AREAS: REAR/LOBBY HEBERROOM 3.6 m<sup>2</sup>  
TOTAL: 225.0 m<sup>2</sup>



4.45m x 4.20m (14' 7" x 13' 9") (Main room)

1.81m x 7.54 m

A large double cellar with the first section being dry and a great storage space

## External

### Front Aspect



The attractive front garden could easily be enclosed to create a private space or paved to create a larger drive way if desired.

## Rear Garden



The rear garden is a generous family friendly garden with lots of potential.

A garage with electricity sits at the back of the garden and has potential for turning into an annexe or summer house to really make use of the garden space.

## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - 3000kwh

Average Annual Gas Bills - 16000kwh

Average Annual Water Bills - £550

Tenure - £550

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - November 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - November 2022

Boiler Location - Utility room

Approximate Electrical System Installation Date - 2022

Approximate Electrical System Test Date - 2024

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - N/A

Loft Insulation - Yes

Loft Boarded out - Yes

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 