

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

Anchorage Lane, Sprotbrough.



- 3D Virtual Tour Available
- Two Reception Rooms
- Ground Floor W/C
- Family Bathroom
- Rear Enclosed Garden

- Spacious Well Presented Semi Detached Family Home
- Stylish Kitchen
- Four Bedrooms
- Garage and Driveway allowing for Off Road Parking

£240,000
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... Our generous four-bedroom family home is nestled in the highly sought-after Sprotbrough area, offering a blend of suburban charm and city convenience. Despite its peaceful setting, the property is just a short walk from the city centre, making it ideal for those who want the best of both worlds. A nearby park provides ample open space for leisure and recreation, making this home perfect for families looking for space, comfort, and accessibility.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 56.7 m² FLOOR 2: 15.7 m²
EXCLUSIONS: GARAGE: 2.2 m²
TOTAL: 106.4 m²

Matterport

Entrance Hallway



Kitchen



Lounge



Dining Room



Rear Porch



Ground Floor W/C



First Floor

Floor Plan



FLOOR 2



GRAND TOTAL AREA
FLOOR 1: 84.0 sqm FLOOR 2: 29.7 sqm
EXCLUDED AREAS: GARAGE: 13.3 sqm
TOTAL: 126.4 sqm
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED. ACTUAL MEASUREMENTS MAY VARY.



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £700

Average Annual Gas Bills - £600

Average Annual Water Bills - £350

Tenure - Freehold

Solar Panels - No



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.

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2014

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Kitchen Unit

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2023

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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 