

4 Bedroom(s), Detached House, Freehold

Wellington Drive, Finningley.



- 3D Virtual Tour Available
- Well presented Detached Family Home
- Open Plan Lounge and Dining Room
- Garage and Driveway Allowing for off Road Parking (EV Charger)
- Family Bathroom

- No Chain
- Modern and Stylish Kitchen and Utility Room
- Ground Floor W/C
- Four Bedrooms En Suite to Master
- Sought After Location in Finningley

£360,000
For Sale

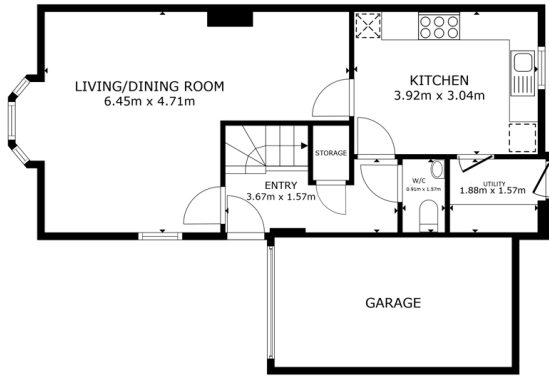
Book your viewing today Tel: 01302 247754

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 open plan living in a quiet village setting. spacious lounge / dining space. Larger than average master suite with a further two good sized double rooms. Located on a small estate with children's play area. Good schools and a couple of good pubs within walking distance.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 33.21 m² FLOOR: 2.65.1 m²
EXCLUDED AREAS: GARAGE: 24.0 m²
TOTAL: 116.3 m²

Matterport

Kitchen



Utility Room



Open Plan Lounge and Dining Room



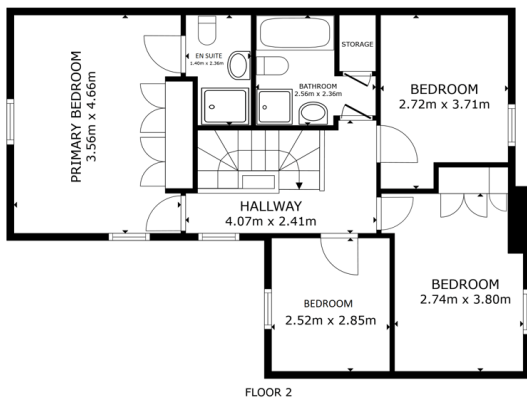


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 51.2 m² FLOOR 2: 65.1 m²
EXCLUDED AREAS: GARAGE: 14.0 m²
TOTAL: 110.3 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. PLEASE VIEW VIEWS.



Master Bedroom With En Suite



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Tenure - Freehold - There is an annual ground maintenance to be paid on the estate of c. £250 per annum.

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2013

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2013

Boiler Location - Utility

Approximate Electrical System Installation Date - 2013

Approximate Electrical System Test Date - 2013

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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



We make it happen.

Tel: [01302 247754](tel:01302247754) Email: info@thepropertyhive.co.uk Web: www.thepropertyhive.co.uk

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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		87
(69-80) C	77	
(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	