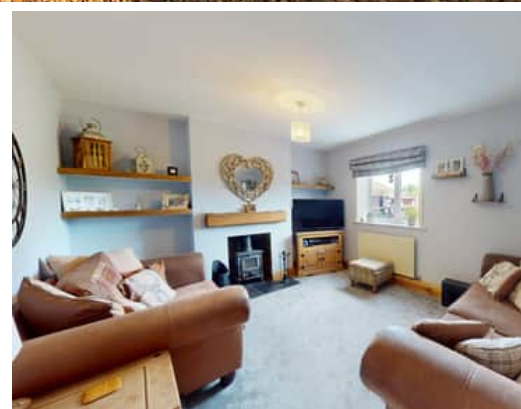


3 Bedroom(s), Semi-Detached House, Freehold

Melton Road, Sprotbrough.



- No Chain
- Two Reception Rooms
- Three Bedrooms
- Generous Rear Enclosed Garden with Decking Area
- Great Transport/Motorway Links

- Spacious Semi Detached Family Home
- Modern and Stylish Kitchen
- Family Bathroom
- Sought after Location in Sprotbrough

**Offers Over
£210,000
For Sale**

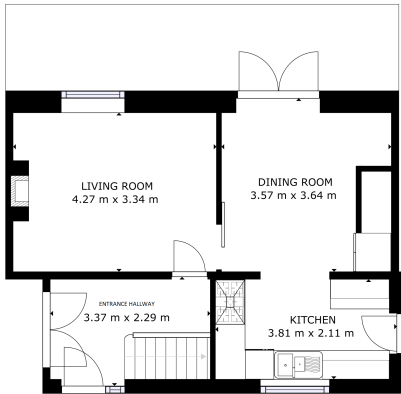
Book your viewing today Tel: 01302 247754

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...

Ground Floor

Floor Plan



OFFICE INTERNAL AREA
FLOOR FINISH BY "WOOD" OR "OAK"
EXCLUDED AREA: 100% (18.54"
= 468.00) (18.54")

Matterport

Entrance Hallway



Kitchen



Lounge



Dining Room

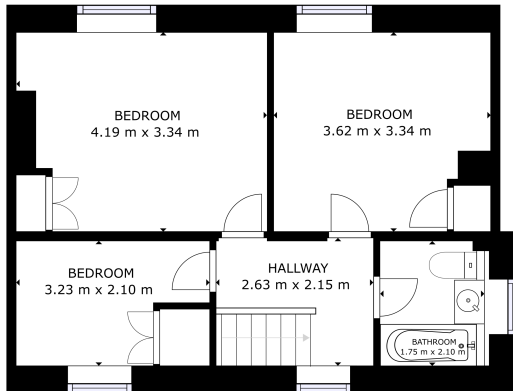


Bedroom



First Floor

Floor Plan



00000



OFFICE: 01302 247754
 MOBILE: 07810 00000
 EMAIL: info@thepropertyhive.co.uk
 WEBSITE: www.thepropertyhive.co.uk
 TOTAL: 01302 247754

Matterport

Bedroom



Family Bathroom



Bedroom



Front Aspect



Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Boiler is 5 years old

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - 2nd bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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.

Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1000

Average Annual Gas Bills - £1000

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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 