

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

Eden Grove Road, Edenthorpe.



- 3D Virtual Tour Available
- Spacious Semi Detached Family Home
- Two Reception Rooms
- Family Bathroom
- Garage and Driveway Allowing for Off Road Parking
- Ring Doorbell and Camera System

- No Chain
- Breakfast Kitchen
- Three Bedrooms
- Rear Enclosed Garden
- Popular Location in Edenthorpe

£170,000
For Sale

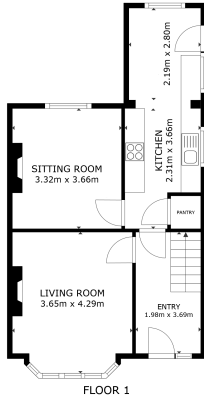
Book your viewing today Tel: 01302 247754

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... Ideal family home a lovely quiet street and the perfect location for all amenities.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 50.0 m² FLOOR 2 44.2 m²
TOTAL 94.1 m²



Lounge



Sitting Room

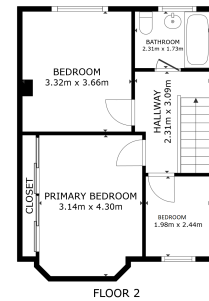


Breakfast Kitchen



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 50.0 m² FLOOR 2 44.2 m²
TOTAL 94.1 m²



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 - £600/700 approx.
 Average Annual Gas Bills - £800 approx.
 Average Annual Water Bills - £360.00



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - October 2018

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - October 2018

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

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.

Energy Performance Certificate

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