

3 Bedroom(s), Town House, Freehold

Nunnington Way, Kirk Sandall.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen
- Ground Floor W/C
- Family Bathroom
- Popular Location In Kirk Sandall

- Lovely and Well Presented Town House
- Open Plan Lounge and Dining Room
- Three Bedrooms En Suite And walk In Wardrobe To Master
- Garage and Off Road Parking to the Rear
- Rear Enclosed Garden

**Offers Over
£200,000
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... Found in a quiet cul de sac location close to train station shops and canal walks.

Ground Floor

Floor Plan



FIGURE 1: 10.000 sq ft (929.013 sq m) FLOOR 0: 27.000 sq ft (2500.000 sq m) EXCLUDED AREAS: 7.000 sq ft (645.888 sq m) REDUCED HEIGHT: 2.17 sq ft (202.000 sq m) TOTAL: 37.000 sq ft (3424.900 sq m)

Matterport



Ground Floor W/C



First Floor

Floor Plan

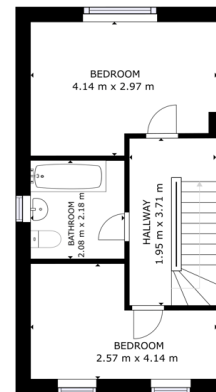


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Matterport

Kitchen



Open Plan Lounge and Dining Room



Bedroom



Bedroom

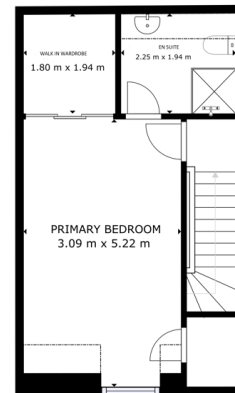


Family Bathroom



Second Floor

Floor Plan



3.09m x 5.22m
1.80m x 1.94m
2.25m x 1.94m
PRIMARY BEDROOM
3.09 m x 5.22 m



Master Bedroom With En Suite



External

Front Aspect



Rear Garden



Garage And Drive



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Monthly Electricity Bills - approximately £140 per month for gas electric and broadband

Average Annual Gas Bills - As above

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation New Worcester Bosch boiler installed 5 years ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 5 years ago new boiler

Boiler Location - Kitchen cupboard

Approximate Electrical System Installation Date - From house build 15 years ago

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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+) 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	