

4 Bedroom(s), Detached House, Freehold

Wellington Drive, Finningley.



- 3D Virtual Tour Available
- Modern Kitchen Diner and Utility Room
- Ground Floor W/C
- Family Bathroom
- Detached Garage and Driveway Allowing for Off Road Parking

- Beautiful Detached Family Home In a Sought After Location
- Three Reception Rooms
- Four Double Bedrooms En Suite to Master
- Front and Rear Gardens

£440,000
Reduced

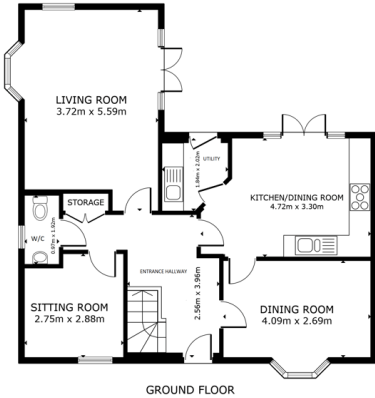
Book your viewing today Tel: 01302 247754

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... This spacious 4/5 bedroom family home is located in a popular but small quiet cul de sac in Finningley Village. Larger than average single garage and driveway allowing for parking of 2 cars. The versatile 3rd reception room could be used as a 5th bedroom, study or children's play room. Located in a semi rural area allowing great walks from the door with a church/ school/college/shop/duck pond and pubs close by.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 22.41m² FLOOR 1: 71.7 m²
TOTAL: 94.1 m²



Lounge



Entrance Hallway



Dining Room



Kitchen Diner



Sitting Room



Master Bedroom With En Suite

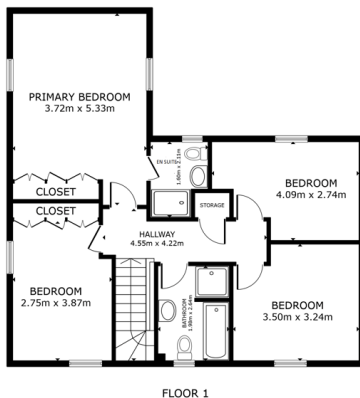


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 23.0 m² FLOOR 1: 21.7 m²
TOTAL: 44.7 m²

SIZE AND CONSTRUCTION ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Rear Garden



Family Bathroom



External

Front Aspect



Garage and Driveway



Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £889

Average Annual Gas Bills - £590

Average Annual Water Bills - £360

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2012

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2012

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2012

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		88
(69-80) C	80	
(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 