

3 Bedroom(s), Semi-Detached House,

Clovelly Road, Edenthorpe.



- Three Bed Semi Detached House
- Two Reception Rooms
- Ground Floor Toilet
- Lovely Rear Enclosed Garden
- Sought After Location

- Well Presented Throughout
- Dining Room
- Double Garage and Driveway
- 3D Virtual Tour Available , No Chain

**Offers in Region of
£230,000
For Sale**

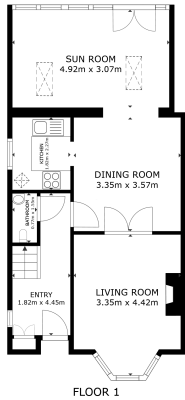
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Quiet cul de sac, with lovely neighbours. All the facilities in the village, pubs, supermarket, doctors and cafes. The garden is beautiful, perfect for entertaining and a peaceful haven. We have a double detached garage.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 130.6 m² / 1408m² 338.3 m²
TOTAL: 469.9 m²

Matterport



Ground Floor Toilet

Entrance Hall



Kitchen



Dining Room



Lounge



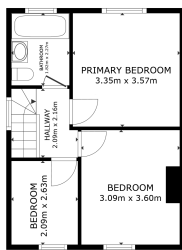
Second Reception Room



First Floor



Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
 FLOOR 2 55.5 m² FLOOR 2 35.3 m²
 TOTAL 90.8 m²
SCALES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom





Bedroom



Bathroom



External

Front Aspect



Rear Garden





Double Garage



Property Information Form

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water - Yes

Water Meter - No

Average Annual Electricity Bills - Approx £900 British Gas

Average Annual Gas Bills - Approx £600 British Gas

Average Annual Water Bills - Approx £400

Tenure - Freehold

Solar Panels - No

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - In Cupboard at the bottom of the stairs

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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

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		82
(69-80) C	70	
(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	