

4 Bedroom(s), Semi-Detached House, Leasehold

Reeves Way, Armthorpe.



- No Chain
- Semi Detached Town House Over Three Floors
- Open Plan Lounge and Dining Room
- Four Bedrooms En Suite And Dressing Area To Master
- Front and Rear Gardens

- 3D Virtual Tour Available
- Kitchen
- Ground Floor W.C.
- Family Bathroom
- Garage & Driveway Allowing For Off Road Parking

£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...

Reeves Way is being sold with no forwarding chain and ready to move straight into. The property is located over three floors, great for families. Armthorpe village is self sufficient and close by to an array of local shops, schools, GP practices and much much more, together with great bus routes and easy access to the motorway for those who commute for work.

Ground Floor

Floor Plan



Matterport

Open Plan Lounge Dining Room



Kitchen

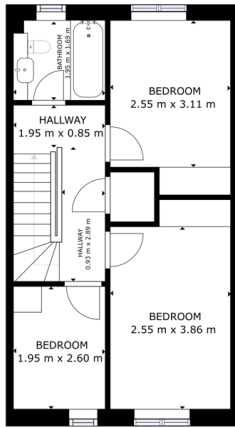


Ground Floor W.C.



First Floor

Floor Plan



Matterport



Bedroom



Family Bathroom

Bedroom

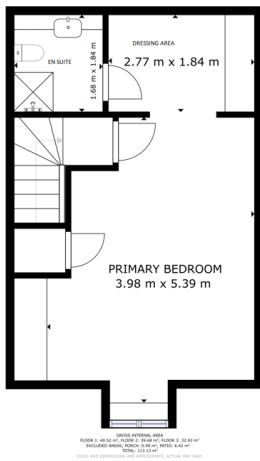


Bedroom



Second Floor

Floor Plan



Matterport

Master Bedroom with En Suite and Dressing Area



External



Front Aspect



Rear Aspect





Garage



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Leasehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - December 2004

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - December 2004

Boiler Location - Kitchen

Approximate Electrical System Installation Date - Dec 2004

Approximate Electrical System Test Date - Approx. 2020 but we have requested a copy from our letting agents

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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		86
(69-80) C	75	
(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	