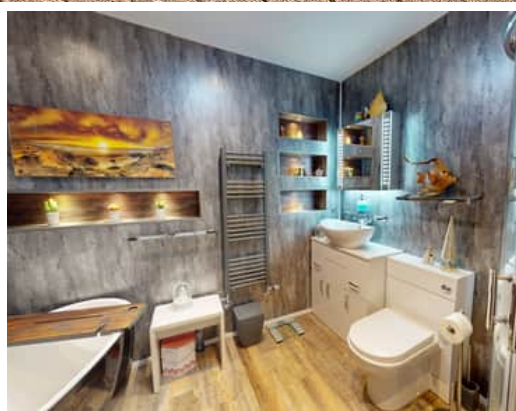


**4 Bedroom(s), Bungalow, Freehold**

**Birchwood Dell, Bessacarr.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Conservatory
- Utility Area and Separate W/C
- Rear Enclosed Garden with Patio, Pergola and Outdoor Cooking Area
- Garage and Driveway Allowing for Multiple Cars to Park

- Beautiful Four Bedroom Detached Bungalow In a Prime Location
- Two Spacious Reception Rooms
- Modern Bathroom Suite with Roll Top Bath
- Self Contained Annexe with En Suite and Separate W/C -Ideal for Airbnb Rentals
- Outdoor Cabin Ideal for Office Space

**Offers in Region  
of  
£550,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

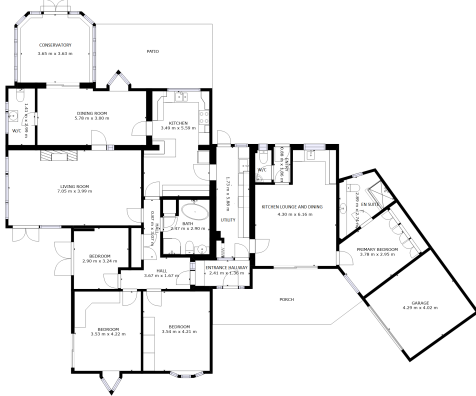


## Owner's View

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... OWNERS VIEW: Beautiful four bedroom bungalow with self-contained Annexe and log cabin/garden office in the exclusive 'Golden Triangle' area of Bessacarr. The Annexe is currently being used as a Airbnb, so has great potential for bringing in extra income. It's very quiet here - all you can hear are the birds and the distant roar of the lions from the Yorkshire Wildlife Park, which is just a short stroll away. Our garden is perfect for outdoor entertainment, with large patio, pergola, bar and cooking area.

## Ground Floor

### Floor Plan



FLOOR 1  
 GROSS INTERNAL AREA  
 FLOOR 1: 224 SQ. METERS (2500 SQ. FT.)  
 GARAGE: 17 SQ. METERS (185 SQ. FT.)  
 PORCH: 20 SQ. METERS (215 SQ. FT.)  
 TOTAL: 261 SQ. METERS (2800 SQ. FT.)  
 SIZES AND EXPRESSIONS FOR INFORMATION, ACTUAL MAY VARY.



## Lounge



## Dining Room



## Entrance Hallway

## Breakfast Kitchen



## Conservatory





## Utility



## Separate W/C



## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## Self Contained Annexe

## Open Plan Kitchen Lounge And Dining







**Bedroom With En Suite**



**Separate Toilet**



**External**

**Front Aspect**



**Rear Garden**











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.

## Cabin



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 07/05/2014

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 07/05/2014

Boiler Location - Bathroom/Garage (2 boilers)

Approximate Electrical System Installation Date - Unknown

Approximate Electrical System Test Date - Unknown

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

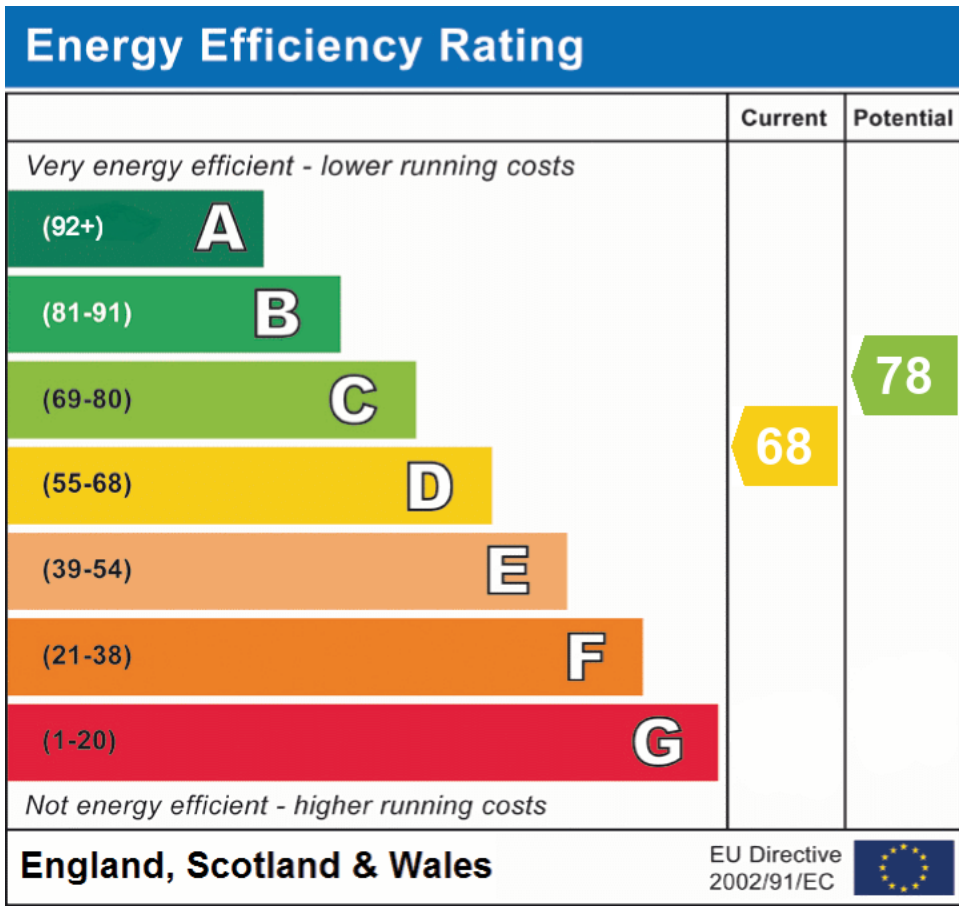
Loft Boarded out - No

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.

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.