

2 Bedroom(s), Detached Bungalow, Freehold

Whiphill Lane, Armthorpe.



- 3D Virtual Tour Available
- Charming Detached Bungalow
- Open Plan Lounge and Dining Room
- Modern Shower Room
- Detached Garage and Driveway Allowing for Off Road Parking

- No Chain
- Kitchen Diner
- Two Double Bedrooms with Fitted Wardrobes
- Front and Rear Gardens

**£230,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

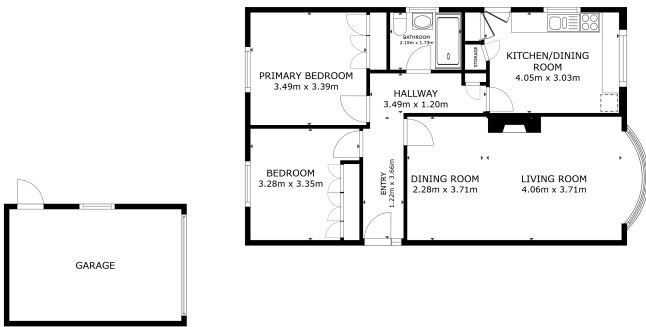


## Owner's View

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... This is well loved property which has been in our family for 45years and stands in a well manicured manageable garden surrounded by similar properties. We have always found the local community to be caring and thoughtful about their surrounding neighbours.

## Ground Floor

### Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 77.2 sqm  
EXCLUDING GARAGE 57.4 sqm  
TOTAL: 124.6 sqm



## Open Plan Lounge and Dining Room



## Kitchen Diner



## Bedroom





## Bedroom



## Shower Room



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - C  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £378.00  
 Average Annual Gas Bills - £635.00  
 Average Annual Water Bills - £280.00  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators  
 Approximate Heating System Installation Date - New boiler - 2017  
 Water Heating System - Gas combi boiler  
 Approximate Water Heating Installation Date -  
 Boiler Location - Kitchen cupboard  
 Approximate Electrical System Installation Date - When built  
 Approximate Electrical System Test Date -  
 Fires/Heaters - Gas  
 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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	