

**3 Bedroom(s), Semi-Detached House, Freehold**

**Melton Road, Sprotbrough.**



- 3D Virtual Tour Available
- Spacious Semi Detached Family Home
- Modern and Stylish Kitchen
- Family Bathroom
- Sought after Location in Sprotbrough

- No Chain
- Two Reception Rooms
- Three Bedrooms
- Generous Rear Enclosed Garden with Decking Area
- Great Transport/Motorway Links

**£245,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

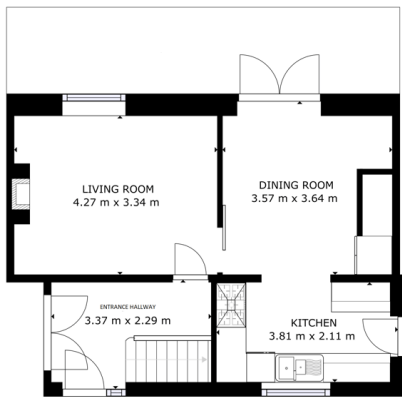


## Owner's View

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... Being sold with no forwarding chain is this lovely semi detached family home. The property is found in a great location, close to shops, the Transpennine trail and excellent schools.

## Ground Floor

### Floor Plan



UNDEVELOPED AREA  
 FLOOR AREA: 10.71 SQ M (113.5 SQ FT)  
 EXCLUDED AREA: 10.00 SQ M (107.6 SQ FT)  
 TOTAL AREA: 20.71 SQ M (221.1 SQ FT)

Matterport

### Entrance Hallway



### Kitchen



### Lounge



## Dining Room

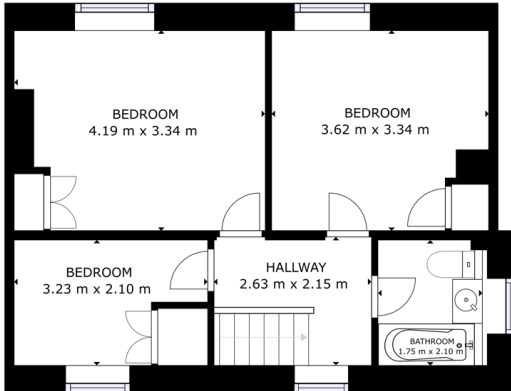


## Bedroom



## First Floor

### Floor Plan



FOUR 3

DIMENSIONS SHOWN ARE APPROXIMATE  
 ROOMS ARE MEASURED TO THE FACE OF THE WALLS  
 DIMENSIONS ARE GIVEN IN METERS AND MILLIMETERS  
 TOTAL AREA IS 47.17 SQ METERS  
 THESE DIMENSIONS DO NOT INCLUDE COMMON AREAS

Matterport

## Bedroom



## Family Bathroom



## Bedroom





## Front Aspect



## Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Boiler is 5 years old

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - 2nd bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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.

## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1000

Average Annual Gas Bills - £1000

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

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

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>		
(55-68) <b>D</b>	<b>67</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	