

2 Bedroom(s), Terraced House, Freehold

Old School Drive, Kirk Sandall.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen
- Ground Floor W/C
- Bathroom
- Allocated Parking for Two Cars

- Well Presented Mid Terrace Home
- Spacious Lounge Diner
- Two Bedrooms
- Rear Enclosed Garden

**Offers Over
£165,000
Reduced**

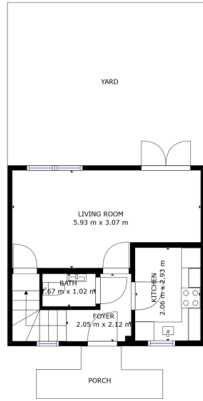
Book your viewing today Tel: 01302 247754

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... We Love the quiet location and on the doorstep is a beautiful walk along the canal path and woodland areas. Small walk to the train station for easy commuting. A local village pub is minutes walk where there is good food and a lovely atmosphere.

Ground Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 52 m², FLOOR 2: 32 m²
EXCLUDED AREA: PORCH: 1 m²
TOTAL: 84 m²

FLOOR 1

Matterport

Kitchen



Lounge Diner



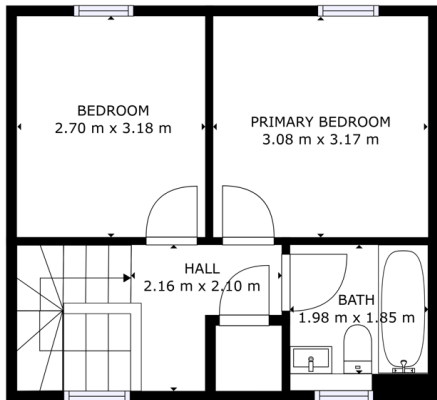
Ground Floor W/C



Second Bedroom

First Floor

Floor Plan



GRAND TOTAL AREA
FLOOR 1: 20.12, FLOOR 2: 22.12
EXCLUDED AREAS - PORCH: 5.12
TOTAL: 47.36



First Bedroom



Bathroom



External

Front Aspect



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2019

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2019

Approximate Electrical System Test Date - 2019

Fires/Heaters - None

Permanent Loft Ladder - Yes

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.

Rear Garden



Property Information

Council Tax Band - A

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

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+) A		97
(81-91) B	83	
(69-80) C		
(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 