

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

Armthorpe Road, Wheatley Hills.



- 3D Virtual Tour Available , No Chain
- Lounge
- Utility Room and Ground Floor W/C
- Family Bathroom
- Popular Location

- Modern and Contemporary Kitchen And Dining Room
- Traditional But Modern Family Home
- Three Bedrooms
- Fully Renovated Throughout to a High Standard
- Newly Replaced Roof

£235,000

Reduced

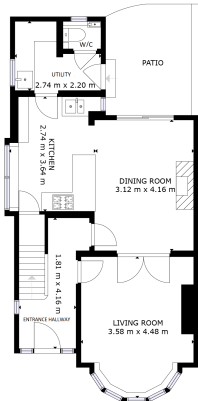
Book your viewing today Tel: 01302 247754

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... This Stunning traditional semi detached family home is ideally located, close to the hospital, city centre, racecourse and with fantastic transport links. The property has been fully refurbished to a very high standard, has been completely re-wired, re-plastered throughout with a new gas boiler & radiators and new sanitary ware, while existing period features have been retained, including the original tiles in the entrance hallway.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 31.50 SQ METRES / 340 SQ FT
TOTAL: 99.00 SQ METRES / 1068 SQ FT

Matterport

Entrance Hallway



Kitchen Diner





Lounge



Utility Room

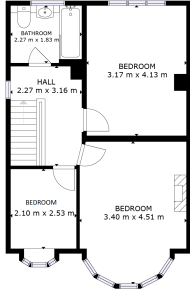


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 33.16 sq m / FLOOR 2: 46.84 sq m
TOTAL: 79.99 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE, NOT TO SCALE.



FLOOR 2

First Bedroom



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

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 - October 2023

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - October 2023

Boiler Location - Kitchen storage cupboard

Approximate Electrical System Installation Date - September 2023

Approximate Electrical System Test Date - September 2023

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



We make it happen.

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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.

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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	