

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

Axholme Road, Wheatley.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Two Reception Rooms
- Bathroom with Separate Toilet
- Rear Enclosed Garden

- Spacious Semi Detached Family Home Full of Character
- Utility and Ground Floor Shower Room
- Four Bedrooms
- Loft Room
- Garage to the Rear

**£350,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Our home is on a quiet residential street but within walking distance to the city and hospital, and we are lucky to have really lovely neighbours. The house was renovated by us with a view of this being our forever home. We've added in a new kitchen with high end appliances and solid wood herringbone floor, and also extended to the rear creating space for a separate utility, and shower room. We worked hard to maintain as many of the original features as possible, such as coving and the tall skirting boards, we have also fully replaced ceilings and re-plastered the majority of the house (2022). A whole new heating system with feature radiators & boiler was installed at the end of 2022. A new fuse board and a lot of electrical work has also been undertaken. We will be sad to say goodbye to this beautiful home but we hope that the new owner will enjoy completing the finishing cosmetic touches to make this house their own, and will love the house as much as we have over the last couple of years.

## Ground Floor

### Floor Plan

### Entrance Hallway



### Breakfast Kitchen



### Lounge





## Dining Room



## Ground Floor Shower Room



## First Floor

### Floor Plan

### Bedroom



## Bedroom



## Bedroom



## Bathroom And Separate Toilet





## Second Floor



### Floor plan

### Games Room



### Cellar

### Floor Plan

### External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - 3000kwh

Average Annual Gas Bills - 16000kwh

Average Annual Water Bills - £550

Tenure - £550

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - November 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - November 2022





# We make it happen.

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Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Boiler Location - Utility room

Approximate Electrical System Installation Date - 2022

Approximate Electrical System Test Date - 2024

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - N/A

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.

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## 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>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 