

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

Orchard Close, Kirk Sandall.



- 3D Virtual Tour Available
- Kitchen
- Sun Room Overlooking the Garden
- Bathroom
- Rear Enclosed Garden

- Lovely Semi Detached Home
- Lounge
- Two Bedrooms
- Driveway allowing for Multiple Cars to Park

**Offers in Region of
£180,000
For Sale**

Book your viewing today Tel: 01302 247754

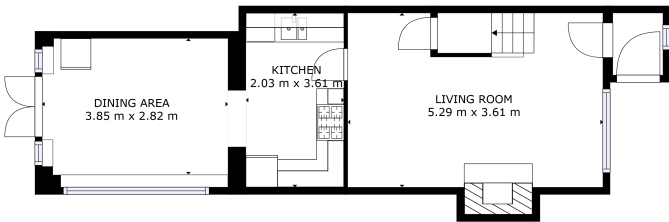
Owner's View

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 Cosy two bed semi detached home is nestled in a lovely position in this quiet cul de sac in Kirk Sandall. Close to many local amenities and great transport links. Book your viewing today via the link below.

<https://www.thepropertyhive.co.uk/property-for-sale/details/26804541>

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 42.10; FLOOR 2: 27.14;
TOTAL: 69.24

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Kitchen



Lounge





Sun Room



Second Bedroom



First Floor

Floor Plan

First Bedroom



Bathroom



External

Front Aspect



Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2016

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2016

Boiler Location - Attic

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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 - £1100

Average Annual Gas Bills - £1000

Average Annual Water Bills - £380

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		
(81-91) B		89
(69-80) C	74	
(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 