

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

**Sandbeck Road, Bennetthorpe.**



- No Chain
- Spacious Semi Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- Rear Enclosed Garden

- 3D Virtual Tour Available
- Kitchen Diner
- Ground Floor W/C
- Family Bathroom with Separate Toilet
- Garage and Driveway Allowing for Off Road Parking

**£210,000**  
**Reduced**

*Book your viewing today* Tel: 01302 247754

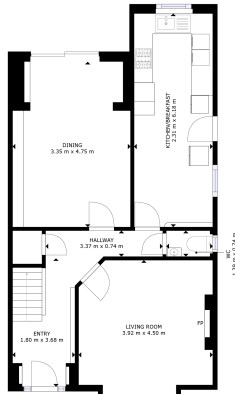


## Owner's View

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 lovely, characterful semi detached family home is found on a extremely sought after street in Bennethorpe, with three bedrooms, two of which are doubles and an abundance of living space, you will be sure to want to view this fantastic home. Book your viewing via the link below. This house has been our family home for 65 years. My sister and I grew up happily at Sandbeck Rd and our children loved visiting their grandparents in this lovely home. It's in a great location, within walking distance of the town centre, Lakeside and the Outlet. There is a nice community feel to the road. <https://www.thepropertyhive.co.uk/property-for-sale/details/26727612>

## Ground Floor

### Floor Plan



1ST FLOOR

UNITS: 1.00 m x 1.00 m  
EST. FLOOR: 45.00 m<sup>2</sup> (100 sq. ft.)  
TOTAL: 110.00 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Entrance Hallway



## Kitchen Diner





## Lounge



## Dining And Sitting Room

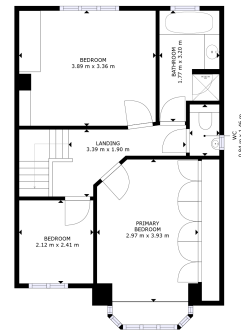


## Ground Floor W/C



## First Floor

### Floor Plan



2ND FLOOR

MEASURED INTERNAL AREA:  
 1ST FLOOR: 62 m<sup>2</sup> 2ND FLOOR: 90 m<sup>2</sup>  
 TOTAL: 152 m<sup>2</sup>  
 SIZES AND DEPENDENCIES ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## First Bedroom







**Second Bedroom**



**Bathroom**



**Third Bedroom**





**Separate Toilet**



**External**

**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band - C

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

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - New boiler installed



2014

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

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.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 