

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

**Chapel Lane, Branton.**



- 3D Virtual Tour Available
- Sought After Location In Branton
- Ground Floor W/C
- Open Plan Lounge And Dining Room
- Integral Double Garage And Driveway Allowing For Multiple Cars To Park

- Lovely Detached Family Home
- Three Bedrooms One With En Suite
- Breakfast Kitchen And Utility Room
- Conservatory
- Beautiful Front And Rear Enclosed Gardens

**£400,000**  
**Reduced**

*Book your viewing today* Tel: 01302 247754

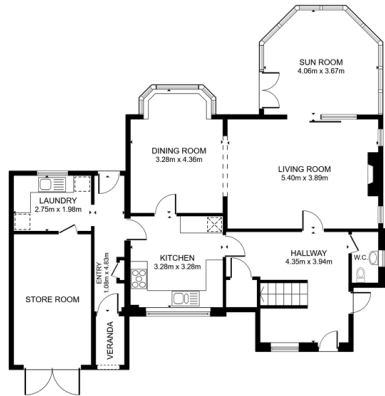
## Owner's View

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... A charming and spacious detached property located in the sought after and popular area of Branton. Offering generous living space on the ground floor with 3 large reception rooms, including a sunroom which can be used all year round. The property boasts 3 bedrooms, with an en-suite to the master bedroom. Also benefitting from a large plot allowing for a substantial drive allowing for multiple cars to park, a garage and a private rear enclosed garden. The area of Branton presents a range of amenities and benefits from a semi rural location. The village offers good schools, local walks to beautiful scenery, local wine bars and highly rated pubs. The area is also in close proximity to Yorkshire Wildlife Park and transport links for both public transport and commuter routes to all major motorway links.

## Ground Floor

<https://www.thepropertyhive.co.uk/property-for-sale/details/26385002>

## Floor Plan



GROUND FLOOR  
GROSS INTERNAL AREA  
GROUND FLOOR (INC. HALLWAY) 1 803 sq ft  
EXCLUDING STORE ROOM 889 sq ft  
TOTAL: 1641 sq ft  
NOTES: DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Open Plan Lounge Dining Room



## Breakfast Kitchen



## Conservatory



## Master Bedroom

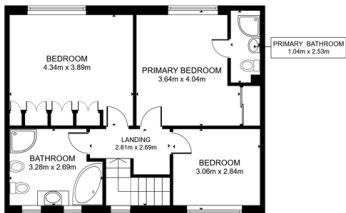


## Ground Floor W/C



## First Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 104.1 sq ft FLOOR 1 80.3 sq ft  
 EXCLUDED AREAS: VESTIBULE 18 sq ft  
 TOTAL: 164.1 sq ft  
NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Second Bedroom



## En Suite



## Third Bedroom



## Bathroom



## External

### Front Aspect



## Rear Garden



Water Heating System - Gas Combi Boiler

Approximate Water Heating Installation Date - Dec 22

Boiler Location - Pantry

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

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 - E

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 Combi Boiler with radiators

Approximate Heating System Installation Date - Dec 22

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</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 