

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

St Helens Square, Kirk Sandall.



- 3D Virtual Tour Available
- Modern and Stylish Kitchen
- Three Bedrooms
- Front and Rear Gardens
- Located in a Village Square

- Beautifully Presented Semi Detached Family Home
- Two Reception Rooms
- Modern Bathroom Suite
- Driveway Allowing for Off Road Parking

£220,000
For Sale

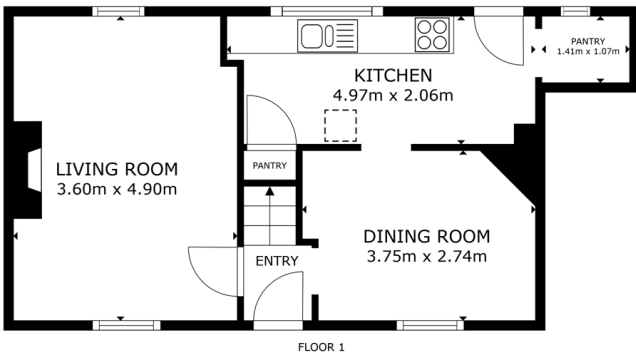
Book your viewing today Tel: 01302 247754

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... Located in a quiet cul-de-sac, this home offers a peaceful setting with private front and back living spaces. It features two large bedrooms, a single bedroom, and an open downstairs area that connects the kitchen, dining room, and living room. This layout provides a great space for families to enjoy.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 42.8 sq.m. FLOOR 2 41.2 sq.m.
TOTAL 84.0 sq.m.
NOTES: AREA EXCLUDING HALLS, REFRIGERATORS, ACTUAL WORK AREA.



Lounge



Kitchen

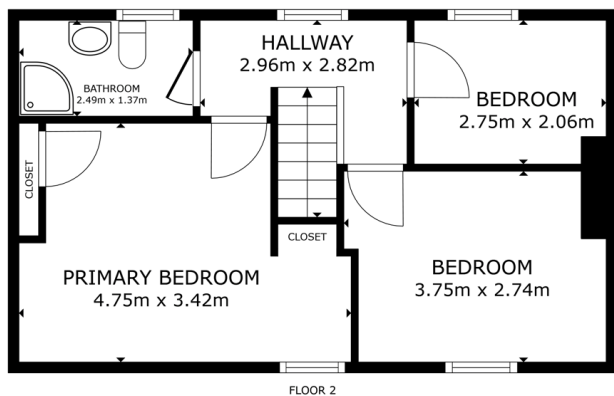


Dining Room



First Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1 42.8 sq.m., FLOOR 2 41.2 sq.m.,
TOTAL: 84 sq.m.

MEASUREMENTS AND APPROXIMATE, ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom





External

Front Aspect



Rear Garden



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - March 2023

Water Heating System- Gas combi boiler

Approximate Water Heating Installation Date - March 2023

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? -

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. -

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? -

Has the property been adapted, or benefit from any accessibility features? -

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

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 -

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.



We make it happen.

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Web: www.thepropertyhive.co.uk

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

