

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

**Wickett Hern Road, Armthorpe.**



- 3D Virtual Tour Available , No Chain
- Living Room
- Breakfast Kitchen
- Family Bathroom
- Extensive Rear Garden with Plenty of Potential

- Detached Family Home
- Dining Room
- Four Bedrooms
- Single Garage and Driveway

**Offers in Excess of  
£250,000  
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...Spacious 4 bed detached property with large private back garden not overlooked parking for approx. 6 cars on the driveway. Armthorpe provides various shopping facilities, doctors, chemists, dentist and varying age school facilities. Community Centre and community library.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 53.3 m<sup>2</sup> FLOOR 1 53.3 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 2.2 m<sup>2</sup> VERANDA 2.2 m<sup>2</sup>  
TOTAL: 106.6 m<sup>2</sup>

Matterport

## Living Room



## Breakfast Kitchen



## Dining Room



## First Floor



Floor Plan



GROSS INTERNAL AREA  
 GROUND FLOOR 51.3 m<sup>2</sup> FLOOR 1 51.3 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE 11.9 m<sup>2</sup> PORCH 2.2 m<sup>2</sup>  
 TOTAL: 106.6 m<sup>2</sup>  
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Bedroom



Bedroom



Bedroom

Bedroom



Bathroom



## External

### Front Garden



### Rear Garden



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2003 and is serviced annually by British gas. May 21st 2024 booked

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - As per boiler 2003

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 1987

Approximate Electrical System Test Date - 1987

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

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. - No

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? - No

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

## Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £696 approx.

Average Annual Gas Bills - £ 1000 approx.

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.

## 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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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 