

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

Brecks Lane, Kirk Sandall.



- 3D Virtual Tour Available
- No Onward Chain
- Separate Lounge and Dining Room
- Three Bedrooms
- Driveway Allowing For Off Road Parking

- Spacious Semi-Detached Home
- Modern Style Kitchen
- Conservatory
- Wet Room
- Front and Rear Gardens

**Offers Around
£160,000
Reduced**

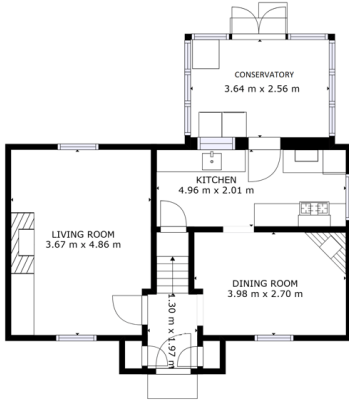
Book your viewing today Tel: 01302 247754

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... "Nestled within a coveted locale, this charming semi-detached residence presents an exceptional canvas primed for transformation into your ideal family haven. Boasting three spacious bedrooms, this property beckons with the promise of creating cherished memories within its welcoming confines. Situated amidst a vibrant community, all essential amenities are conveniently within reach, ensuring a lifestyle of utmost comfort and convenience. Discover the potential to craft your dream home in this highly sought-after Village.

Ground Floor

Floor Plan



TOTAL: 97 m²
FLOOR 1: 55 m², FLOOR 2: 42 m²



Living Room



Kitchen



Dining Room



Conservatory

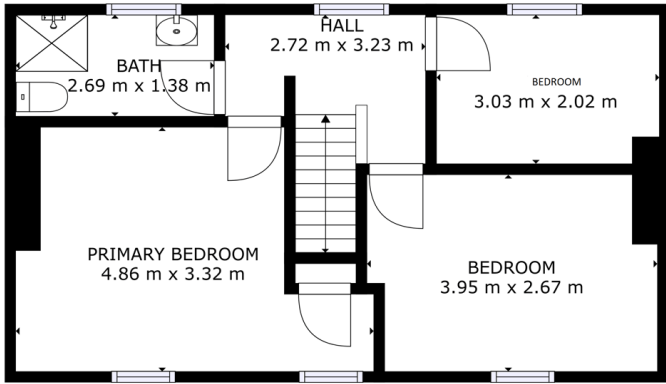


Bedroom



First Floor

Floor Plan



TOTAL: 97 m²
FLOOR 1: 55 m², FLOOR 2: 42 m²



Bedroom



Bedroom



Wet Room



External

Front Aspect



Rear Aspect



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - TBC

Loft Boarded out - TBC

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.

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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 