

4 Bedroom(s), Detached House, Freehold

Hayfield Close, Barnby Dun.



- 3D Virtual Tour Available
- En Suite to the Master Bedroom
- Sociable Open Plan Kitchen Diner
- Dining Room
- Integral Garage With • Boiler • Sink • plumbing for a washer outlet piping to outside for a tumble dryer extract
- Four Bedrooms

- Detached Family Home
- Family Bathroom
- Lounge
- Ground Floor Toilet
- Sun Room

**Offers in Region
of
£330,000
For Sale**

Book your viewing today Tel: 01302 247754

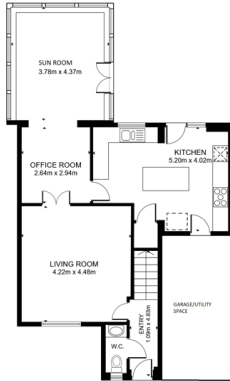
Owner's View

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...

Very rare opportunity to purchase this four bedroom detached property, three being double bedrooms, in the desirable area of Barnby Dun. Do not hold back, call today to book a viewing.

Ground Floor

Floor Plan



GRAND TOTAL AREA
FLOOR 1: 17.13 m² FLOOR 2: 13.8 m²
TOTAL: 30.93 m²



Lounge



Breakfast Kitchen



Ground Floor Toilet



Dining Room

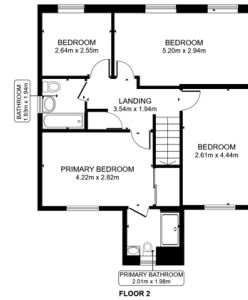


Sun Room



First Floor

Floor Plan



Matterport

Master Bedroom



En Suite



Bedroom Four



Bedroom Two



Family Bathroom



Bedroom Three



External

Front Garden



Rear Garden



Space Heating System - Standard Boiler

Approximate Heating System Installation Date - 7 years approx

Water Heating System - Tank

Approximate Water Heating Installation Date - 7 years approx

Boiler Location - Garage

Approximate Electrical System Installation Date - In the last years

Approximate Electrical System Test Date - In the last 3 years

Fires/Heaters - No - gas is still there if needed

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes - 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 - Yes

Average Annual Electricity Bills - £265 for electricity and gas combined

Average Annual Gas Bills - £265 for gas and electricity combined

Average Annual Water Bills - £150 a quarter

Tenure - Freehold

Solar Panels - No

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) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(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 