

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

**Wellington Drive, Finningley.**



- 3D Virtual Tour Available
- Modern Kitchen Diner and Utility Room
- Ground Floor W/C
- Family Bathroom
- Detached Garage and Driveway Allowing for Off Road Parking

- Beautiful Detached Family Home In a Sought After Location
- Three Reception Rooms
- Four Double Bedrooms En Suite to Master
- Front and Rear Gardens

**£465,000**  
**For Sale**

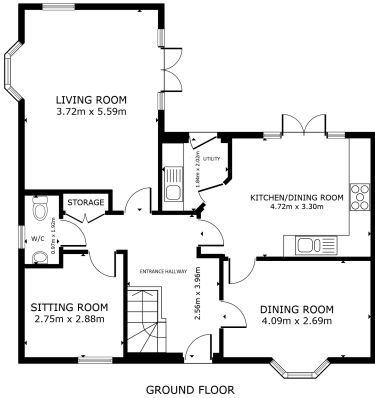
*Book your viewing today* Tel: 01302 247754

## 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... We moved into this beautiful 4 bedroom home which is located in a small quiet cul de sac in Finningley village from new in December 2012. Last summer we had the garden landscaped with new turf, a path and patio area creating a great entertainment area between the kitchen, garden and living room. In addition, down the side of the house, we had the overgrown shrubs removed and replaced with large pebbles creating a neater appearance.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 32.81 m<sup>2</sup> FLOOR 3 73.7 m<sup>2</sup>  
TOTAL 106.51 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Lounge



## Entrance Hallway



## Dining Room



## Kitchen Diner



## Sitting Room



## Master Bedroom With En Suite

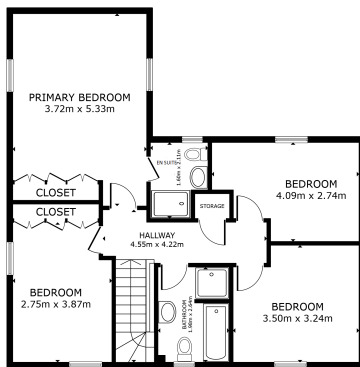


## Ground Floor W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 12.0 m<sup>2</sup> FLOOR 1 21.7 m<sup>2</sup>  
TOTAL 34.3 m<sup>2</sup>

NOTES AND COMMENTS: SEE APPROVED/REVISED PLAN, MEASUREMENTS

Matterport

## Bedroom



## Bedroom



## Family Bathroom



## External

### Front Aspect



### Rear Garden



### Garage and Driveway



### Property Information

Council Tax Band - F  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £889  
 Average Annual Gas Bills - £590  
 Average Annual Water Bills - £360  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators  
 Approximate Heating System Installation Date - 2012  
 Water Heating System - Gas boiler with tank



# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Approximate Water Heating Installation Date - 2012

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2012

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

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>88</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</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 