

**2 Bedroom(s), Maisonette, Leasehold**

**Elmdale Drive, Edenthorpe.**



- 3D Virtual Tour Available
- Two Bedrooms
- Kitchen
- Popular Location
- Large Storage Room with Utility Space

- Lovely First Floor Maisonette
- Lounge and Dining Area
- Car parking Spaces in a car park Next to Property
- Bathroom
- Only £15 Annual Ground Rent and No Maintenance Fees

**£115,000**  
**For Sale**

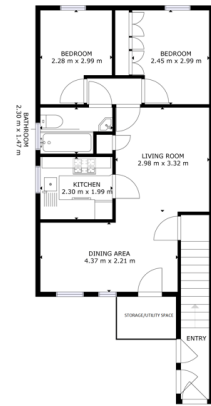
*Book your viewing today* Tel: 01302 247754

## 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... Two bed, first floor maisonette, one bathroom, galley kitchen with an open plan dining and living space. There is two storage cupboards upon entry, loft hatch access upstairs which is half boarded plus a large storage cupboard which situates the boiler. Bin cupboard outside which holds one bin, plus one allocated off road parking space in a car park however can fit in more cars if needed on the street nearby or outside property. In a quiet cul-de-sac, close by fields and parks, with good or outstanding schools, nurseries nearby. Plus within walking distance, lots of shops, public transport and short drive away motorway link.

## First Floor Apartment

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA TOTAL: 51 m<sup>2</sup>  
MEASUREMENTS TO FACE UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE APPROXIMATE.



### Kitchen



### Open Plan Lounge and Dining Room



### Bedroom



## Bedroom



## Bathroom



## External

### Front Aspect



## Property Information

Council Tax Band - A  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £720  
 Average Annual Gas Bills - £720  
 Average Annual Water Bills - £360  
 Tenure - Leasehold  
 Solar Panels - No



Space Heating System - Gas Boiler with radiators  
 Approximate Heating System Installation Date - Condenser boiler, already installed when moved in  
 Water Heating System - Gas boiler with tank and immersion heater  
 Approximate Water Heating Installation Date -  
 Boiler Location - In large storage cupboard  
 Approximate Electrical System Installation Date -  
 Approximate Electrical System Test Date - Partial inspection 6 months ago  
 Fires/Heaters - None  
 Permanent Loft Ladder - No  
 Loft Insulation -Yes  
 Loft Boarded out - Partially

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.

## 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>		
(69-80) <b>C</b>	<b>74</b>	<b>77</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	