

**2 Bedroom(s), Semi-Detached Bungalow,**

**The Boulevard, Edenthorpe.**



- 3D Virtual Tour Available
- Semi Detached Dormer Bungalow
- Family Bathroom
- Conservatory
- Drive Allowing For Off Road Parking

- No Chain
- Two Bedrooms
- Kitchen
- Spacious Reception areas
- Rear Enclosed Garden

**£235,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Located in the popular and well-connected village of Edenthorpe, this two-bedroom semi-detached dormer bungalow offers a fantastic opportunity for buyers looking to create their ideal home. With generous living space and plenty of potential, this property is perfect for those wanting to modernise and make it their own. The ground floor comprises a spacious, bright lounge, a fitted kitchen, a conservatory overlooking the rear garden, a family bathroom, and a well-sized ground floor bedroom. Upstairs, you'll find an additional dormer bedroom. Externally, the property benefits from a driveway for off-road parking and a private rear garden. Ideally positioned close to local shops, schools, and transport links, this property combines convenience with potential – a great find for first-time buyers, downsizers, or investors.

## Floor Plan

## Lounge Areas



## Kitchen



## Conservatory



## Bedroom One



## Bedroom Two







**Bathroom**



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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.

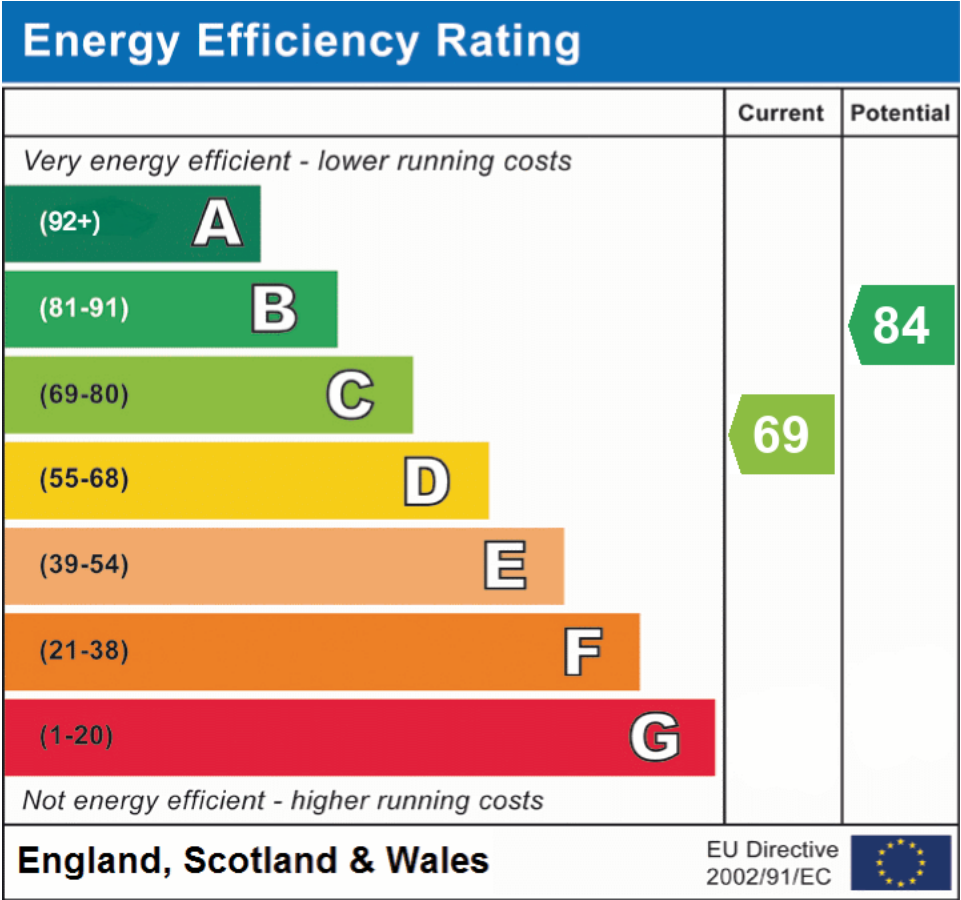
**Front Aspect**



**Rear Aspect**



## Energy Performance Certificate



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.