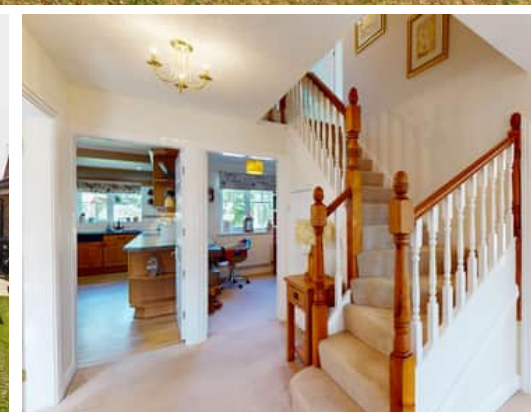


4 Bedroom(s), Detached House, Freehold

Hatchellwood View, Bessacarr.



- 3D virtual Tour Available
- Four double bedrooms, each with fitted wardrobes
- Private and enclosed rear garden
- Good Motorway links
- Sun Room

- Double Garage & Parking
- Beautiful and spacious double aspect living room, and two further reception rooms currently used as a children's playroom and study
- Sought after Location
- Kitchen Diner/Family Room

£465,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Welcome to our stunning family home in an idyllic semi rural location. Our home offers modern, spacious accommodation with a lovely private and enclosed rear garden. To the side of the house is a detached double garage with remote control roller door and plenty of parking space.

The property lies within close proximity to local amenities and transport links, offers access to good schools nearby, and is within walking distance of the popular Yorkshire Wildlife Park and open countryside.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 30.74 sq. meters / 332 sq. ft.
TOTAL: 166 sq. meters / 1797 sq. ft.
SIZES AND CONSIDERATIONS: APPROXIMATE, ACTUAL MAY VARY.



Kitchen/Diner



Entrance Hall



Lounge





Utility



Family Room



Conservatory



Downstairs Cloakroom

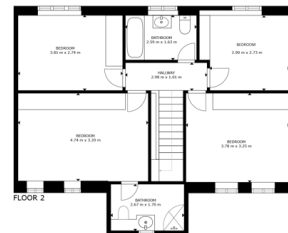


Study



First Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 17.00m² (182sq ft) 188 sq ft
TOTAL: 188 sq ft
SIZES AND DIMENSIONS ARE BY APPROXIMATE, ACTUAL MAY VARY.



Main Bedroom with Ensuite



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Double Garage

Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills - Combined Approx £1600

Average Annual Gas Bills -

Average Annual Water Bills - Approx £640

Tenure - Freehold

Solar Panels - No

Space Heating System - Ideal Smart Boiler

Approximate Heating System Installation Date - 12/7/21

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - In Utility Room

Approximate Electrical System Installation Date - 1998 when property built

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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



We make it happen.

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Web: www.thepropertyhive.co.uk

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	71	
(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	