

3 Bedroom(s), Detached House, Freehold

Staunton Road, Cantley.



- 3D Virtual Tour Available
- No Chain
- Lounge
- Family Bathroom
- Driveway Allowing for Off Road Parking

- Spacious Detached Family Home
- Stylish and Modern Kitchen Diner
- Three Bedrooms
- Landscaped Rear Enclosed Garden
- Sought After Location

**Offers Over
£225,000
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... The property is located on a quiet street away from main roads and is a short walking distance from local shops. There are nearby pre schools, primary schools and secondary schools also in walking distance. The bus terminus is located at the end of the street for ease of access to public transport. For longer walks, Cantley park and Sandal Beat Wood can be accessed a short walking distance via warning tongue lane to old Cantley, and Hayfield lake can also be accessed via warning tongue lane. The Yorkshire wildlife park is located very nearby, which offers the occasional pleasure of hearing the lions roar in the morning.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 4.61 m² FLOOR: 2.26.1 m²
EXCLUDED AREAS: SHED 9.7 m²
TOTAL: 17.8 m²

Matterport

Kitchen Diner

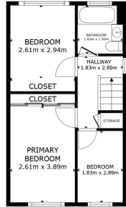


Lounge



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
FLOOR: 64.42 m² FLOOR 2: 28.1 m²
EXCLUDED AREAS: 58.52 m²
TOTAL: 34.0 m²



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



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

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2015

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2015

Boiler Location - Airing cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

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 offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently

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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		86
(69-80) C	72	
(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 