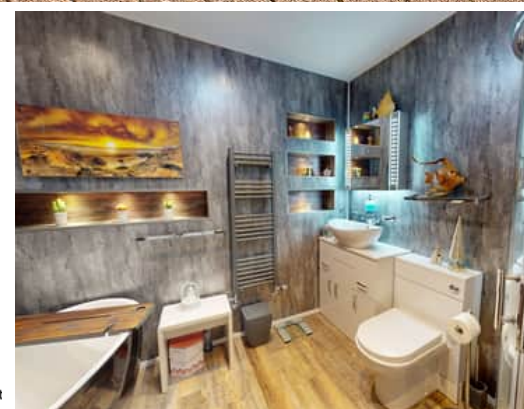


**4 Bedroom(s), Bungalow, Freehold**

**Birchwood Dell, Bessacarr.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Conservatory
- Utility Area and Separate W/C
- Rear Enclosed Garden with Patio, Pergola and Outdoor Cooking Area
- Garage and Driveway Allowing for Multiple Cars to Park

- Beautiful Four Bedroom Detached Bungalow in a Prime Location
- Two Spacious Reception Rooms
- Modern Bathroom Suite with Roll Top Bath
- Self Contained Annexe with En Suite and Separate W/C
- Outdoor Cabin Ideal for Office Space

**Offers in Excess  
of  
£550,000  
For Sale**

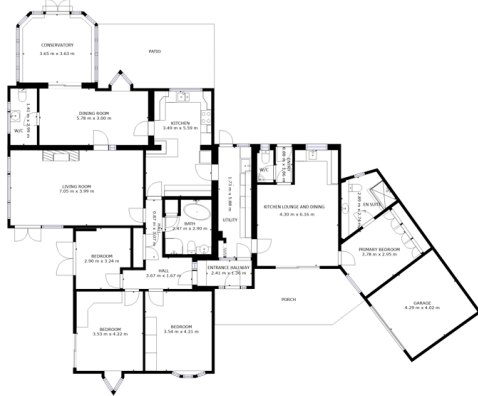
*Book your viewing today* Tel: 01302 247754

## 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... **OWNERS VIEW:** Beautiful four bedroom bungalow with self-contained Annexe and log cabin/garden office in the exclusive 'Golden Triangle' area of Bessacarr. It's very quiet here - all you can hear are the birds and the distant roar of the lions from the Yorkshire Wildlife Park, which is just a short stroll away. Our garden is perfect for outdoor entertainment, with large patio, pergola, bar and cooking area.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 214 SQ. METERS (2283 SQ. FT.)  
GARAGE: 17 SQ. METERS (182 SQ. FT.)  
TOTAL: 231 SQ. METERS (2465 SQ. FT.)

SIZES AND DIMENSIONS FOR APPROXIMATE, ACTUAL MAY VARY.



## Lounge



## Dining Room



## Entrance Hallway

## Breakfast Kitchen



## Conservatory



## Utility



## Separate W/C



## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## Self Contained Annexe

## Open Plan Kitchen Lounge And Dining





**Bedroom With En Suite**



**Separate Toilet**



**External**

**Front Aspect**



**Rear Garden**





**Cabin**



## Property Information

Council Tax Band - E  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills -  
 Average Annual Gas Bills -  
 Average Annual Water Bills -  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators (Combi)  
 Approximate Heating System Installation Date - 07/05/2014  
 Water Heating System - Gas combi boiler  
 Approximate Water Heating Installation Date - 07/05/2014  
 Boiler Location - Bathroom/Garage (2 boilers)  
 Approximate Electrical System Installation Date - Unknown  
 Approximate Electrical System Test Date - Unknown  
 Fires/Heaters - Electric  
 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.

## 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>78</b>
(55-68) <b>D</b>	<b>68</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 