

3 Bedroom(s), Terraced House, Freehold

Windermere Crescent, Kirk Sandall.



- 3D Tour Available
- Gardens to The Front and Rear
- Close to Local Amenities
- Ideal First Time Buyer Home

- Three Bed Semi Detached Home
- No Vendor Chain
- Train Station in The Area
- Or Good Investment Buy With The Rental Market In Mind

£140,000
For Sale

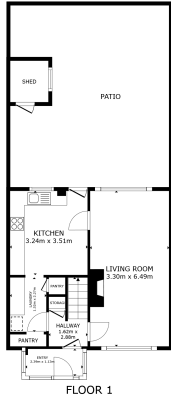
Book your viewing today Tel: 01302 247754

Owner's View

This is a good sized family home in a good location, it is only a short walk to the shops, parks and community centre. There is a regular bus service and also a park and ride for the train station.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 48.7 sq. m FLOOR 2: 43.0 sq. m
EXCLUDED AREAS: 88.0 sq. m
TOTAL: 91.7 sq. m

NOTES: AREA EXCLUDED FOR THE PURPOSES OF THE ACTUAL NET AREA



Kitchen



Lounge



First Floor



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 48.7 sq. m FLOOR 2: 43.0 sq. m
EXCLUDED AREAS: 88.0 sq. m
TOTAL: 91.7 sq. m

NOTES: AREA EXCLUDED FOR THE PURPOSES OF THE ACTUAL NET AREA

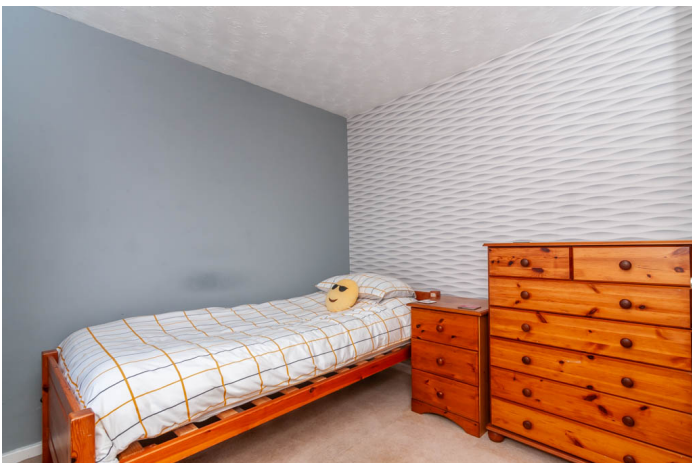


Floor Plan

Bedroom



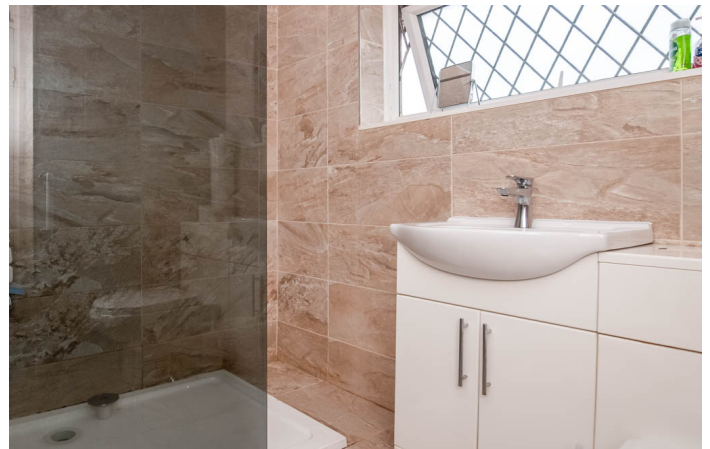
Bedroom



Bedroom



Bathroom



External



Front Garden



Rear Garden



PROPERTY INFORMATION FORM

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water Yes

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System -

Approximate Heating System Installation Date - 2016 Combi Boiler

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Airing Cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - No

Loft Insulation - No

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+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(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 