

**3 Bedroom(s), Semi-Detached House, Freehold**

**Armthorpe Road, Wheatley Hills.**



- 3D Virtual Tour Available , No Chain
- Lounge
- Utility Room and Ground Floor W/C
- Family Bathroom
- Popular Location

- Modern and Contemporary Kitchen And Dining Room
- Traditional But Modern Family Home
- Three Bedrooms
- Fully Renovated Throughout to a High Standard
- Newly Replaced Roof

**£239,950**

**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... This Stunning traditional semi detached family home is ideally located, close to the hospital, city centre, racecourse and with fantastic transport links. The property has been fully refurbished to a very high standard, has been completely re-wired, re-plastered throughout with a new gas boiler & radiators and new sanitary ware, while existing period features have been retained, including the original tiles in the entrance hallway.

The property has recently had the roof replaced.

## Ground Floor

Book your viewing today via the link below. <https://www.thepropertyhive.co.uk/property-for-sale/details/2693890>

## Kitchen Diner

## Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 31.50 m<sup>2</sup> (340 sq ft)  
TOTAL: 99 m<sup>2</sup> (1068 sq ft)

Matterport

## Entrance Hallway





**Lounge**



**Utility Room**

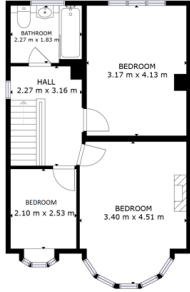


**Ground Floor W/C**



**First Floor**

## Floor Plan

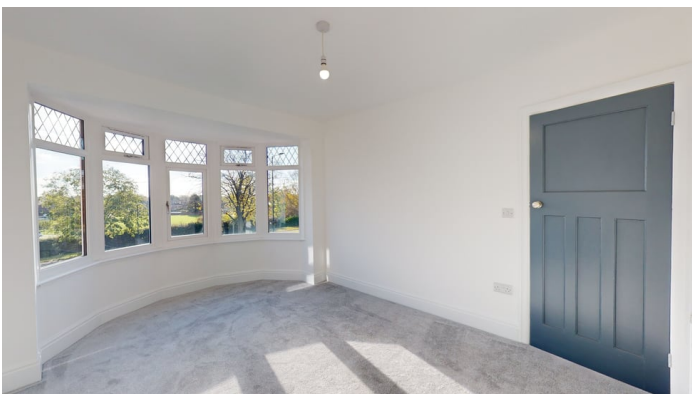


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 53 m<sup>2</sup>; FLOOR 2: 46 m<sup>2</sup>  
TOTAL: 99 m<sup>2</sup>  
(SIZE AND DIMENSIONS ARE APPROXIMATE, MEASURED FROM FACE TO FACE)



## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## External

## Front Aspect



## Rear Garden



## 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 (Combi)

Approximate Heating System Installation Date - October 2023

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - October 2023

Boiler Location - Kitchen storage cupboard

Approximate Electrical System Installation Date - September 2023

Approximate Electrical System Test Date - September 2023

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in



# We make it happen.

Tel: 01302 247754

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Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

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## 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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	