

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

**Aldesworth Road, Cantley.**



- 3D Virtual Tour Available
- Open Plan Kitchen Diner and Lounge
- Three Bedrooms
- Front and Rear Gardens
- Popular Location in Cantley

- Lovely Semi Detached Family Home
- Utility/Storage Area
- Family Bathroom
- Driveway Allowing for Off Road Parking

**£175,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

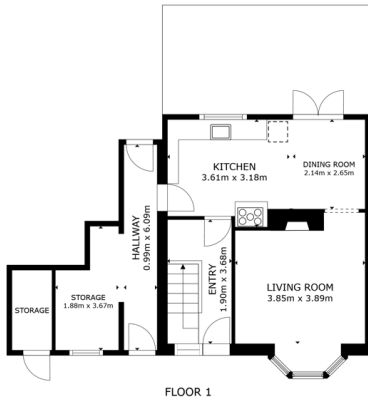


## Owner's View

Three bed semi detached home with sizeable front driveway for two cars, additional parking available on the street also. The most valuable advantage for our family is the rear garden with a gate leading to Cantley Park - within 5-10 minutes walk from home there is a pond, two playgrounds, football grounds and Sandal Beat Wood (20 minutes walk to playground in there). Fantastic place for family with kids or/and dogs - we will really miss our garden with all the birds and squirrels coming from the nearby trees in the park - very private and lovely place in the summer to enjoy family time. Two double bedrooms and one single bedroom with space for a single bed and a wardrobe are big enough for a family with one or even two little children. The house is well insulated which makes it affordable to heat during cold winter months (our stove is in living room makes it feel even cosier once on in the evenings). We thought this will be our forever home but as time passed and our family grown we sadly made a decision to move to a bigger home however we will really miss this place - especially the garden. T

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 27.2 sq.m. FLOOR 2: 28.9 sq.m.  
EXCLUDED AREA: HETTO: 19.9 sq.m.  
TOTAL: 56.1 sq.m.

Matterport

### Kitchen Diner



### Lounge



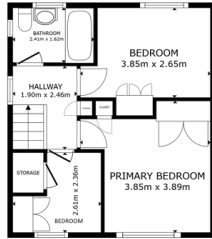
### Utility Room



### First Floor



## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 21.72 sq.m. FLOOR 2: 28.9 sq.m.  
EXCLUDED AREAS: PATIO: 18.9 sq.m.  
TOTAL: 64.1 sq.m.  
FIGURES ARE APPROXIMATE AND APPROXIMATE, ACTUAL MAY VARY



## Bedroom



## Bathroom



## Bedroom



## External

## Front Aspect

## Bedroom



## Rear Garden

good working order.



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £310

Average Annual Gas Bills - £612

Average Annual Water Bills - £600

Tenure - Freehold

Solar Panels - Yes, they are owned by a third party company

Space Heating System - Gas Boiler with radiators (Combi) New boiler installed in September 2022

Approximate Heating System Installation Date - New boiler installed in September 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - September 2022

Boiler Location - Upstairs cupboard accessible from landing and master bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - Yes

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

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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>	81	89
(69-80) <b>C</b>		
(55-68) <b>D</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	