

4 Bedroom(s), Town House, Freehold

Farnley Road, Woodfield Plantation.



- 3D Virtual Tour Available
- Bright and Airy Kitchen Diner
- Garage and Driveway Allowing for off road parking
- Family Bathroom with Jacuzzi Bath
- Burglar Alarm Fire/Smoke Alarm System

- Lovely and Well Presented Four Storey Town House
- Ground Floor W/C
- Four Bedrooms En Suite to Two, Fitted wardrobes to Master
- Rear Enclosed Garden
- This property must be viewed internally to fully appreciate the size and standard of the accommodation and the location of the property on offer.

**Offers
Over
£225,000
For Sale**

Book your viewing today Tel: 01302 247754

Owner's View

Situated in the popular location of Woodfield Plantation the property is located close to local amenities, schools and transport links. I enjoy walking around the estate which has its very own duck pond. The property backs onto Woodfield Park and St Catherine's House which benefits from the Walled Garden and Tea Rooms. I have lived in the property since being built in 2005, the 4 storey mid townhouse property offers substantial space and a distinctive layout. The family bathroom has a jacuzzi bath and separate shower unit. The large kitchen/dinning area is great for entertaining and the patio doors open onto the garden. The garden captures the sun all day to which is perfect for outside dining. The garden is very easy to maintain and there is an outdoor electrical socket point and water tap. There is a really good community vibe, I enjoy socialising with neighbours and sharing a bottle of wine! This property must be viewed internally to fully appreciate the size and standard of the accommodation and the location of the property on offer.

Ground Floor

Floor Plan



GROUND FLOOR 33.6 sq.m., FLOOR 1 40.3 sq.m., FLOOR 2 40.2 sq.m., FLOOR 3 15.5 sq.m.
EXCLUDED AREAS: GARAGE 11.8 sq.m., PATIO 10.2 sq.m., VERANDA 1.2 sq.m., REDUCED
TOTAL: 139.6 sq.m.
BEDROOM 5.3 sq.m.
TOTAL: 138.6 sq.m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Ground Floor W/C



First Floor

Floor Plan



GROUND FLOOR 33.6 sq.m., FLOOR 1 40.3 sq.m., FLOOR 2 40.2 sq.m., FLOOR 3 15.5 sq.m.
EXCLUDED AREAS: GARAGE 11.8 sq.m., PATIO 10.2 sq.m., VERANDA 1.2 sq.m., REDUCED
TOTAL: 139.6 sq.m.
BEDROOM 5.3 sq.m.
TOTAL: 138.6 sq.m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Kitchen Diner



Lounge





Bedroom



Floor Plan



Family Bathroom



GROSS INTERNAL AREA
GROUND FLOOR 21.6 sq.m., FLOOR 1 9.0 sq.m., FLOOR 2 40.2 sq.m., FLOOR 3 15.5 sq.m.,
EXCLUDED AREA: GARAGE 11.8 sq.m., POOL 10.0 sq.m., VERANDA 1.2 sq.m., REDUCED
TOTAL: 128.6 sq.m.
SEEK AND DISCOVERIES ARE REPRESENTATIVE, ACTUAL MAY VARY.



Bedroom with En Suite



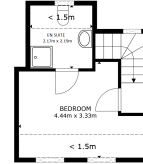
Second Floor





Bedroom

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
 GROUND FLOOR 33.6 sq.m. FLOOR 1 40.3 sq.m. FLOOR 2 40.2 sq.m. FLOOR 3 15.5 sq.m.
 EXCLUDED AREAS: - GARAGE 11.8 sq.m. PATIO 23.9 sq.m. VERANDA 1.1 sq.m. - REDUCED
 PERIMETER 0.2 sq.m.
 TOTAL: 129.6 sq.m.
SEEK AND OBTAIN APPROVAL FROM ARCHITECT. ACTUAL MAY VARY.



Bedroom With En Suite



Third Floor



External

Front Aspect



Water Heating System - Gas combi boiler
 Approximate Water Heating Installation Date - 2016
 Boiler Location - cupboard on the 2nd floor
 Approximate Electrical System Installation Date - 2005
 Approximate Electrical System Test Date -
 Fires/Heaters - None
 Permanent Loft Ladder - No
 Loft Insulation - Yes
 Loft Boarded out - N/A - Boards were there is access.
 The property has been installed with fire doors (2005).

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.

Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Gas and Electric Smart meters - Yes Installation Date 2021

Water Meter - Yes

Average Monthly Electricity/Gas Bills Combined - £95.00

Average Monthly Water Bills - £19

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2016

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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		84
(69-80) C	74	
(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 