

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

Manor Drive, Bennetthorpe.



- 3D Virtual Tour - No Chain
- Spacious Semi Detached Family Home
- Open Plan Lounge and Dining Room
- Three Bedrooms Two of which are Doubles
- Front and Rear Enclosed Gardens

- Tandem Garage and Driveway Allowing for Multiple Cars To Park
- Kitchen Diner
- Ground Floor W/C
- Modern Bathroom Suite
- Extended to the Rear

**Offers in Region  
of  
£220,000  
Reduced**

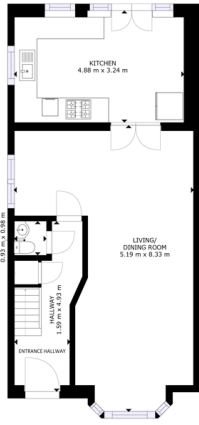
*Book your viewing today* Tel: 01302 247754

## 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 lovely family home is in the perfect location for the City Centre, with local amenities, a GP surgery and much more on your door step. The street has a great community feel and lovely neighbours. The spacious garage, situated at the rear of the property and accessed via the driveway, offers ample storage with dimensions measuring approximately 2.769 meters by 12.446 meters.

## Ground Floor

### Floor Plan



FLOOR 1

Matterport



Open Plan Lounge Dining Room

### Entrance Hallway



### Kitchen Diner



## Ground Floor W/C

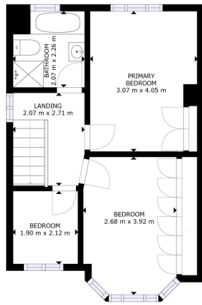


## Second Bedroom



## First Floor

### Floor Plan



FLOOR 2

PROPOSED INTERNAL AREA  
FLOOR 1: 45.00 m<sup>2</sup>, FLOOR 2: 57.00 m<sup>2</sup>  
TOTAL: 102.00 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## First Bedroom



## Third Bedroom



## Family Bathroom



## External

## Front Aspect



## Rear Garden



The Garages measures approx. 2.769 meters by 12.446 meters.

## Property Information

Council Tax Band - B

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 Combi Boiler with Radiators

Approximate Heating System Installation Date - Approx. 10 years

Water Heating System - Gas Combi Boiler

Approximate Water Heating Installation Date - Approx. 10 years

Boiler Location - Bathroom cupboard

Approximate Electrical System Installation Date - Not Known

Approximate Electrical System Test Date - Not Known

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	