

**3 Bedroom(s), Detached Bungalow, Freehold**

**Elmdale Drive, Edenthorpe.**



- 3D Virtual Tour Available
- Spacious and Bright Lounge/Diner
- Spacious Plot and Frontage
- Kitchen

- Three Bedroom Detached Bungalow
- Family Bathroom
- Driveway and Detached Garage
- Many Local Amenities and Schools

**£295,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754





**Master Bedroom**



**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**



## Front Aspect



## Garage

## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Cupboard next to front door

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No





*We make it happen.*

Tel: 01302 247754

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

Has the property been adapted, or benefit from any accessibility features? - No

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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>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</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 