

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

Manor Drive, Bennetthorpe.



- 3D Virtual Tour Available
- Spacious Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- Garage And Driveway Allowing for Off Road Parking

- No Chain
- Galley Style Kitchen
- Sun Room
- Loft Room
- Rear Enclosed Garden

**Offers in Excess of
£200,000
For Sale**

Book your viewing today Tel: 01302 247754

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.

Sun Room

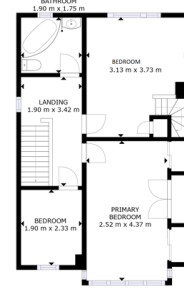


Rear Porch



First Floor

Floor Plan



2ND FLOOR

GROUND FLOOR AREA: 1ST FLOOR: 15.71m² 2ND FLOOR: 45.00m² TOTAL: 60.71m² REDUCED HEADROOM BELOW: 1.9 m x 4.4 m

Matterport

First Bedroom



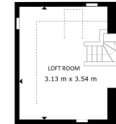
Second Bedroom



Third Bedroom



Floor Plan



Bathroom



Second Floor

3RD FLOOR

GROUND FLOOR AREA: 100.00 sq. ft.
1ST FLOOR: 10.00 sq. ft.
2ND FLOOR: 40.00 sq. ft.
3RD FLOOR: 40.00 sq. ft.
TOTAL: 190.00 sq. ft.
REDUCED HEADROOM BELOW: 1.5 M x 4.0 M

Matterport

Loft Room



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 -

Space Heating System -

Approximate Heating System Installation Date - 2021

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - n/a

Loft Insulation - yes

Loft Boarded out -

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

Has the property been adapted, or benefit from any accessibility features? - 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 good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 