

4 Bedroom(s), Detached House, Freehold

Airedale Avenue, Tickhill.



- 3D Virtual Tour Available
- No Chain
- Open Plan Kitchen Diner
- Utility Room and Ground Floor W/C
- Modern Bathroom Suite

- Stunning Detached Family Home
- Tastefully Decorated Throughout
- Two Reception Rooms
- Four Bedrooms
- Sought After Location in Tickhill

£375,000
For Sale

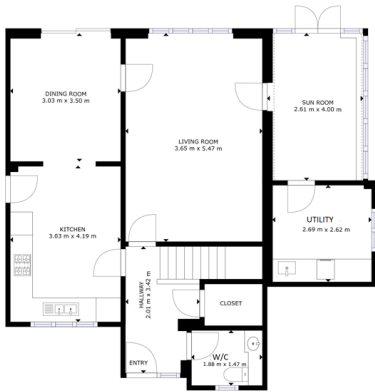
Book your viewing today Tel: 01302 247754

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... Welcome to Airedale Avenue, where luxury meets comfort in this exquisite four-bedroom detached property. Tastefully decorated throughout, every corner of this home exudes style and sophistication. With no chain attached, it presents a hassle-free opportunity for discerning buyers. Situated in the highly sought-after location of Tickhill, this residence offers not just a home, but a lifestyle. Its prime position ensures convenience while maintaining a sense of tranquillity. Step outside to discover the enchanting garden, perfect for entertaining guests or simply unwinding after a long day. Whether hosting soirées or enjoying peaceful moments amidst nature, this garden provides the ideal setting for every occasion. Don't miss your chance to make Airedale Avenue your own and experience the epitome of modern living in a coveted locale.

Ground Floor

Floor Plan



FLOOR 1

GRAND TOTAL AREA
FLOOR 1: 72.51 m² FLOOR 2: 52.44 m²
TOTAL: 124.95 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Lounge



Sun Room



Open Plan Lounge and Dining Room



Utility Room

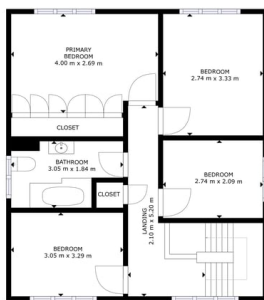


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 30.00 m² FLOOR 2: 12.00 m²
TOTAL: 42.00 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Gas Boiler with

radiators (Combi)

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Upstairs Cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Unknown

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+) A		
(81-91) B		83
(69-80) C	71	
(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	