

**4 Bedroom(s), Detached House, Freehold**

**Wellington Drive, Finningley.**



- 3D Virtual Tour Available
- Well presented Detached Family Home
- Open Plan Lounge and Dining Room
- Garage and Driveway Allowing for off Road Parking (EV Charger)
- Family Bathroom

- No Chain
- Modern and Stylish Kitchen and Utility Room
- Ground Floor W/C
- Four Bedrooms En Suite to Master
- Sought After Location in Finningley

**£375,000**  
**For Sale**

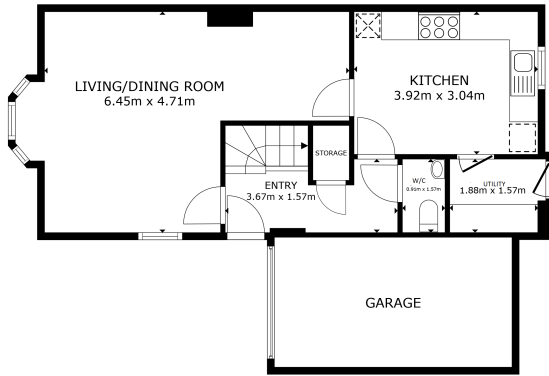
*Book your viewing today* Tel: 01302 247754

## 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... Spacious open plan living in a quiet village setting. spacious lounge / dining space. Larger than average master suite with a further two good sized double rooms. Located on a small estate with children's play area. Good schools and a couple of good pubs within walking distance.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 31.21 m<sup>2</sup> FLOOR 2: 65.1 m<sup>2</sup>  
EXCLUDED: GARAGE: 24.0 m<sup>2</sup>  
TOTAL: 116.3 m<sup>2</sup>



## Kitchen



## Utility Room



## Open Plan Lounge and Dining Room



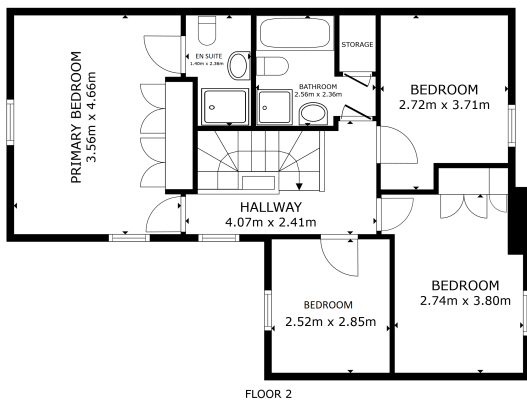


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA  
FLOOR 2: 51.25 m<sup>2</sup> FLOOR 2: 45.1 m<sup>2</sup>  
ENCLOSURE AREAS: GARAGE: 14.0 m<sup>2</sup>  
TOTAL: 116.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom With En Suite



Bedroom



Bedroom



## Bedroom



## Family Bathroom



## External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £250

Tenure - Freehold - There is an annual ground maintenance to be paid on the estate of c. £250 per annum.

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2013

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2013

Boiler Location - Utility

Approximate Electrical System Installation Date - 2013

Approximate Electrical System Test Date - 2013

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</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	