



- No Chain
- Semi Detached Family Home in a Popular Location
- Two Reception Rooms
- Shower Room with Double Shower
- Garage and Driveway Allowing for off Road Parking

- 3D Virtual Tour Available
- Extended Modern Breakfast Kitchen
- Three Bedrooms
- Front and Rear Gardens

**Offers Over
£220,000
For Sale**

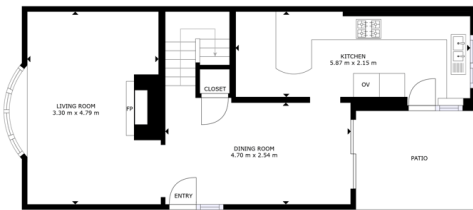
Owner's View

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...

The property benefits from a private garden which enjoys the sun in different areas throughout the day. The area is really quiet with excellent neighbours. Being centrally located in the village with great access to local shops/amenities. Within walking distance to local churches and infant/primary schools. There is a variety of countryside walks from the property, for example down to the nature reserve on the River Don and woodland areas and only a short drive to access the motorway network, close to bus stops for public transport.

Ground Floor

Floor Plan



GROUND FLOOR

BRICKS INTERNAL AREA
GROUND FLOOR: 46.00 sq. metres | 33 sq. metres
TOTAL: 84.00 sq. metres

Matterport



Lounge



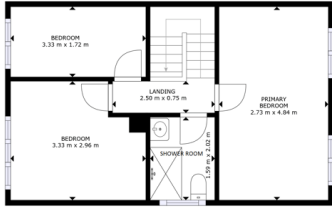
Dining Room

Breakfast Kitchen



First Floor

Floor Plan



FLOOR 1

BRIDGE INTERNAL AREA
GROUND FLOOR: 46.97' FLOOR 1: 38.00'
SIZES AND DIMENSIONS TO PERIMETER, ACTUAL MAY VARY



First Bedroom



Second Bedroom



Third Bedroom



Shower Room



External

Front Aspect



Rear Garden



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.

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 Boiler with radiators (Combi)

Approximate Heating System Installation Date - 15+ years

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - As above

Boiler Location - Garage

Approximate Electrical System Installation Date - When built

Approximate Electrical System Test Date - Nov 2023

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially (immediately for storage)

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

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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		
(55-68) D	67	
(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 