

3 Bedroom(s), Detached House, Freehold

Chapel Lane, Finningley.



- 3D Virtual Tour Available
- Modern and Contemporary Throughout
- Currently Three Bedrooms with Two En Suite Bathrooms and Dressing Rooms (one dressing room could be converted to make Fourth Bedroom)
- Utility Room and Ground Floor W/C
- Fully Insulated Over Sized Garage - 6.58m x 3.99m (21'7" x 13'1") - With a power remote door

- Stunning Detached Family Home
- Stylish Open Plan Kitchen Dining and Sitting Room
- Lounge and Bar
- Jack and Jill Bathroom to Bedroom Two And Three
- Driveway Allowing for Ample Off Road Parking with EV Charging Point

£550,000
For Sale

Book your viewing today Tel: 01302 247754

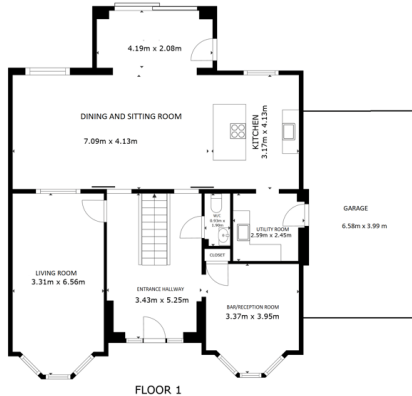
Owner's View

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... Right from the start we were building our dream home, with the help of an architect and a lighting designer we were able to create a unique and beautiful property, finished to a high standard with no expense spared. We particularly love the layout which was designed to create both open plan social spaces and cosy rooms. We have especially loved living in the delightful village of Finningley with the peacocks and countryside walks.

* Currently the Master bedroom has two En suites and two Dressing rooms, one of the dressing rooms could be converted into a bedroom with En suite, making this a four bed property.

Ground Floor

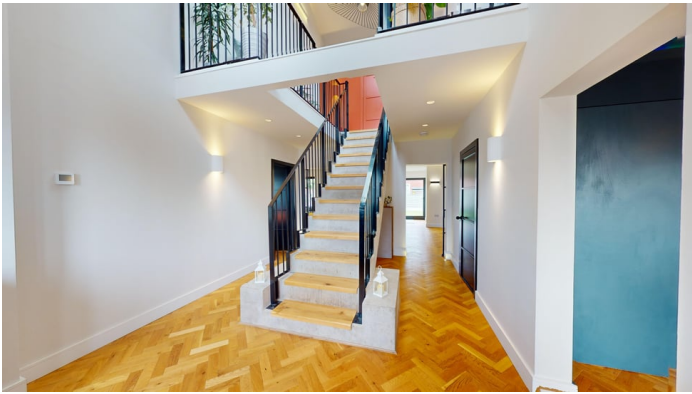
Floor Plan



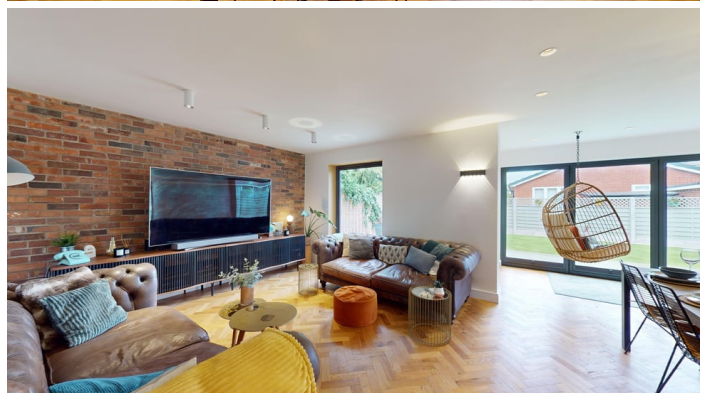
GROSS INTERNAL AREA
FLOOR 1: 114.0 m² FLOOR 2: 201.0 m²
TOTAL: 315.0 m²



Entrance Hallway



Open Plan Kitchen Dining And Sitting Room

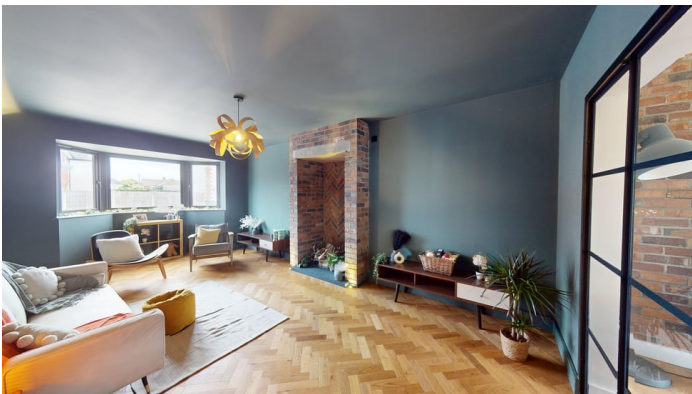




Lounge



Utility Room



Ground Floor W/C



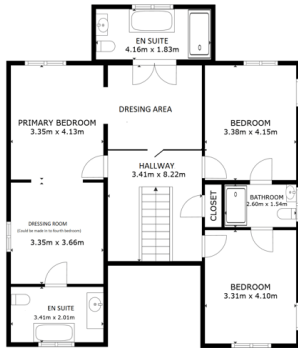
Bar



First Floor



Floor Plan



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 114.8 m² FLOOR 2: 281.1 m²
TOTAL: 395.9 m²
FIGURES ARE APPROXIMATE AND REPRESENTATIVE. ACTUAL MAY VARY.



Master Bedroom With Two En Suites And Dressing Rooms



Could convert one of the Dressing rooms to make Fourth Bedroom with En Suite.





Bedroom

Bedroom



Jack And Jill Shower Room

External

Front Aspect



Rear Garden



Property Information

Council Tax Band - F

Utilities - Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £2000

Average Annual Gas Bills -

Average Annual Water Bills - £400



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.

Tenure - Freehold

Solar Panels - Yes, I own them outright

Space Heating System - Air source heat pump with underfloor heating

Approximate Heating System Installation Date - 2022

Water Heating System - Air source heat pump

Approximate Water Heating Installation Date - 2022

Boiler Location - Garage

Approximate Electrical System Installation Date - 2022

Approximate Electrical System Test Date - 2022

Fires/Heaters - None

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

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

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Energy Performance Certificate

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