

4 Bedroom(s), Semi-Detached House,

Athelstane Crescent, Edenthorpe.



- 3D Virtual Tour Available
- Semi Detached House
- En - Suite to Master Bedroom
- Modern Kitchen
- Patio Area

- Sought After Area in Edenthorpe
- Four Bedrooms
- Walk in Wardrobe
- Seperate WC
- Driveway

£269,999

For Sale

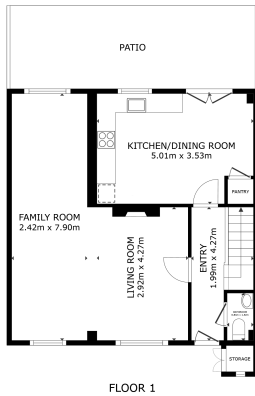
Book your viewing today Tel: 01302 247754

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...

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 62.00 m² FLOOR 2: 61.0 m²
EXCLUDED AREAS: PATIO 21.4 m²
TOTAL: 123.0 m²



Lounge



Separate WC



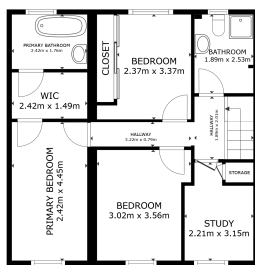
Kitchen Diner



First Floor



Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 82.00 m² FLOOR 2: 61.00 m²
 EXCLUDED AREAS: 1.80 m² 2.14 m²
 TOTAL: 138.80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom



En-Suite



Walk-in Wardrobe



External

Front Aspect



Back Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -



Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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	