

4 Bedroom(s), Detached House, Freehold

Wickett Hern Road, Armthorpe.



- 3D Virtual Tour Available
- Open Plan Breakfast Kitchen and Dining Room
- Ground Floor W/C
- Rear Enclosed Garden
- Driveways to the Front and Rear

- Well Presented Detached Family Home
- Two Reception Rooms
- Four Bedrooms En Suite to Master
- Popular Location In Armthorpe
- Detached Garage to the Rear

£315,000
For Sale

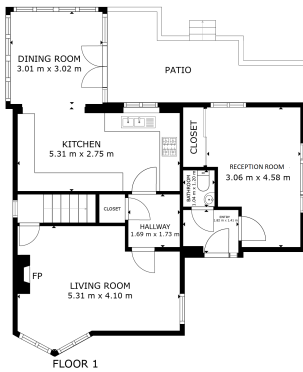
Book your viewing today Tel: 01302 247754

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... This well loved home has been modernised and extended to suit a growing families needs. With multiple spacious bedrooms upstairs and large entertaining areas on the ground floor that over the years have been adapted to meet our needs. A bonus of this property is the ample storage space from built in wardrobes and 2 separate loft areas. There is parking for 2 cars on the front drive and to the rear a further double driveway leading to a spacious detached garage with further storage. Set in a friendly cul-de-sac with fantastic transportation links and amenities close by.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 67 m², FLOOR 2: 56 m²
TOTAL: 123 m²

MEASUREMENTS TO FACE UNLESS OTHERWISE STATED. NOT TO SCALE.



Open Plan Kitchen and Dining Room



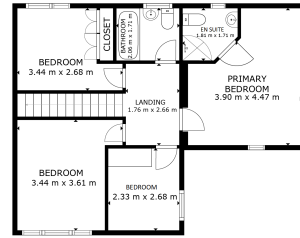
Lounge



Second Reception Room



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 67 m², FLOOR 2: 56 m²
ICES AND CONCRETE ARE NOT INCLUDED IN TOTAL AREA. ACTUAL AREA Varies.



Master Bedroom With En Suite



Ground Floor W/C



First Floor



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Combined with gas £2300

Average Annual Gas Bills - As Above

Average Annual Water Bills - £900



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 19/02/2009

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 19/02/2009

Boiler Location - Airing cupboard in bedroom rear of the property

Approximate Electrical System Installation Date - When the property was built

Approximate Electrical System Test Date -

Fires/Heaters - Electric

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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(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	