



41 Old School Drive, Kirk Sandall, DN3 1EH  
£184,995



## The Property Perspective

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We are delighted to offer for sale this modern high specification semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Outstanding' Secondary school.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom, en suite and WC. Items of particular note include bi fold doors to the rear, fitted units to bedroom 3 plus an alarm system. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included. Having been constructed in 2020 the property still benefits from over 5 years remaining of its new home structural warranty.

To the ground floor is an entrance hall, living dining room, kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing. There is a part boarded loft with ladder access.

The property has impressive upgraded gardens with lawn, large patio, external power and tap plus shed. There is driveway parking.

Tenure - Freehold  
Estate Management Fee - £125 pa.  
Council Tax - Band B

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring.

#### Living Dining Room 17'1"(max) x 15'6"(max) (5.22m(max) x 4.73m(max))

Having feature bi fold doors leading to the rear garden. With carpets and blinds plus access to store.

#### Kitchen 11'1" x 7'6" (3.38m x 2.29m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands. With oven, hob, hood, fridge freezer and dishwasher. With recessed spot lights plus fitted flooring.

#### WC 7'2" x 3'2" (2.20m x 0.99m)

Having contemporary white sanitary ware with chrome ladder radiator, tiling and laminate flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 11'10" x 10'6" (3.62m x 3.22m)

With carpets and blinds.

#### En Suite 8'3" x 3'2" (2.54m x 0.98m)

Having contemporary white sanitary ware with vanity basin, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

#### Bedroom 2 10'6" x 8'3" (3.22m x 2.53m)

With carpets and blinds.

#### Bedroom 3 7'3" x 6'9" (2.21m x 2.07m)

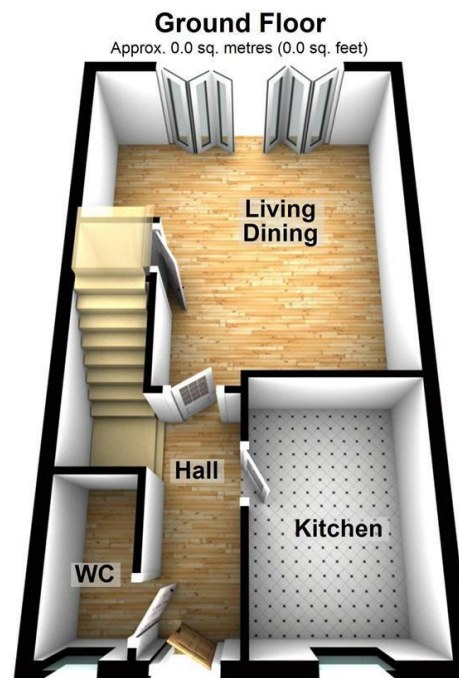
Currently used as a dressing room but could easily be converted back. With fitted units, carpets and blinds.

#### Bathroom 8'3" x 5'6" (2.52m x 1.69m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

#### EXTERNAL

The property has impressive upgraded gardens with lawn, large patio, external power and tap plus shed. There is driveway parking.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.