



103 Holly Dene Armthorpe DN3 2HJ

Offers Over £230,000

FREEHOLD

Located in a popular residential area with easy M18 junction 4 access. THREE bedroom DETACHED house with ample driveway and garage. Modern fitted kitchen. Spacious lounge/dining room and conservatory. Private rear garden. Close to facilities. Ideal First Time Buy / family home. Viewing Recommended.



- THREE BEDROOM DETACHED HOUSE • Popular residential area • Entrance Hall, Lounge/dining room • Modern fitted kitchen

ENTRANCE HALL

Front composite double glazed entrance door and side facing UPVC double glazed window. Spindle balustrade staircase leading to the first floor with storage cupboard below. Laminate floor. Radiator. Door into the lounge/dining and kitchen.

LOUNGE/DINING ROOM

23'6" x 11'4" maximum.

Front facing UPVC double glazed window and rear double glazed sliding patio doors leading into the conservatory. Feature resin fireplace with conglomerate marble hearth and inset to a coal effect gas fire. Two wall lights and two central pendant lights. Decorative archway between the lounge and dining area. Two radiators.

CONSERVATORY

8'8" x 7'3"

Front, side and rear facing UPVC double glazed windows and side UPVC double glazed entrance door. Laminate floor.

KITCHEN

10'3" x 8'1"

Rear facing UPVC double glazed window and side composite double glazed entrance door. Fitted with a modern range of

grey wall and base units with quartz worksurfaces

incorporating a one and a half bowl sink. Integrated electric oven and hob with glass splashback and extractor hood above. Built-in fridge freezer, integral dishwasher and space for washing machine. Concealed wall mounted gas combi central heating boiler.

LANDING

Side facing UPVC double glazed window. Spindle balustade to the staircase. Loft access point.

BEDROOM ONE

12'9" x 9'11"

Front facing UPVC double glazed window. Modern built-in wardrobes and drawers to one wall. Radiator.

BEDROOM TWO

9'11" x 8'10"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

7'9" x 7'5"

Front facing UPVC double glazed window. Built-in wardrobes. Radiator.



- UPVC conservatory
- UPVC double glazed
- Gas central heating
- Driveway, Garage & Gardens
- Close to M18 junction
- Extending to approx. 83.1 sq.m

BATHROOM

8'6" x 5'5"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with electric mira sports shower over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

To the front is a walled frontage with wrought iron gates leading onto a patterned concrete driveway and forecourt which extends to the side and to the garage providing ample off road parking. The patterned concrete was installed in November 2024.

BRICK GARAGE

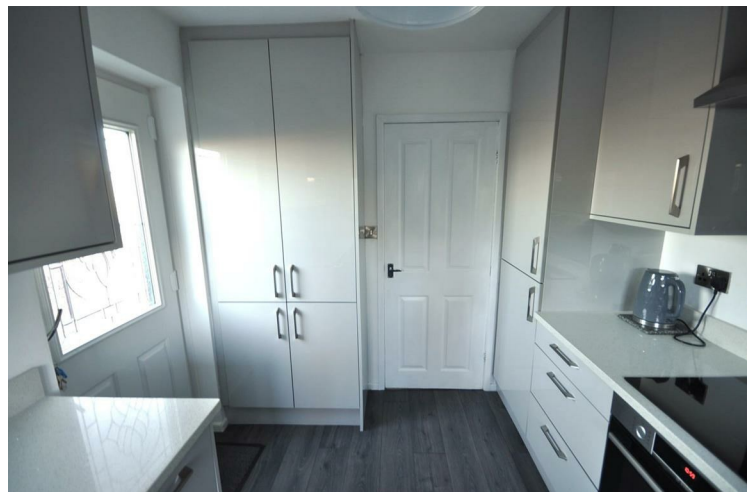
18'8" x 9'2"

Front up and over access door. Electric light and power.

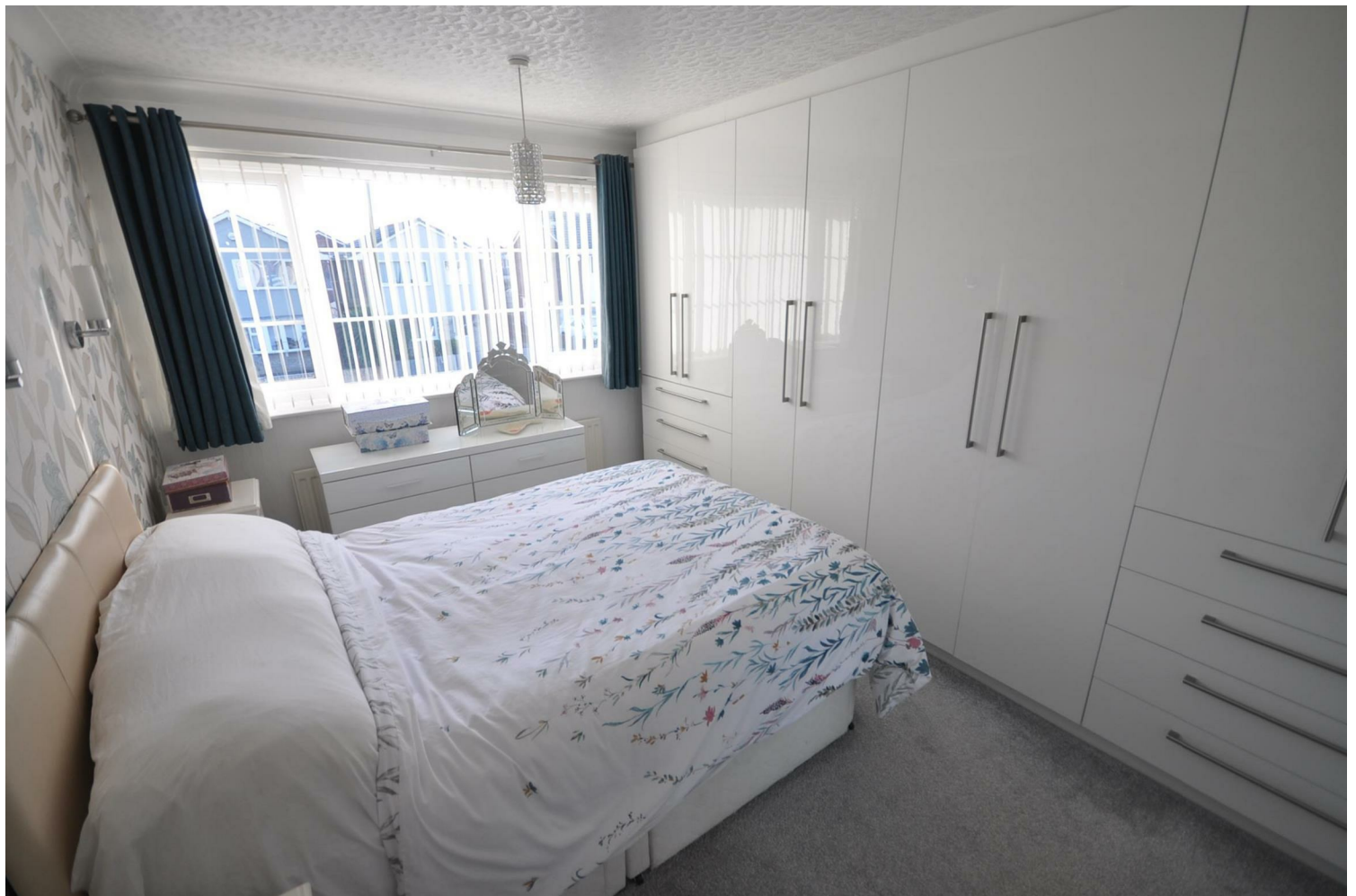
A gate from the driveway leads into the private enclosed rear garden with patterned concrete seating area to the side of the conservatory which extends onto a paved patio. There is a lawn, timber panelled fencing, established shrubs and climbers to the borders, ornamental pond and timber shed currently used as an aviary. An outside cold water tap is fitted.

INFORMATION

The large area to the right hand side of this property is currently being developed with residential housing, school and a large open public space. The location of these properties will not create any privacy issues.







Additional Information

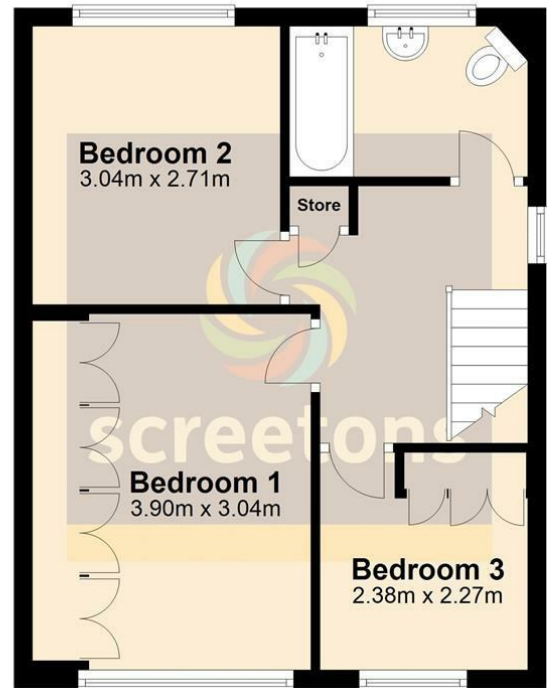
Local Authority - Doncaster
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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