





STUNNING THREE BEDROOM MODERN MID TERRACED HOME ON A LOVELY CUL DE SAC IN ARMTHORPE WHICH IS SIMPLY BEAUTIFUL INSIDE. An internal inspection is essential to fully appreciate this delightful property with immaculate decor and superb presentation you will not be disappointed. Close to all Armthorpe's local amenities, schools and M18 access the location will sell itself. The house briefly comprises of entrance hallway, WC, living room, conservatory, kitchen, stairs to the first floor landing, two first floor bedrooms, bathroom, stairs to the second floor, master bedroom, en-suite shower room, driveway providing off street parking and a low maintenance enclosed rear garden. FABULOUS PROPERTY IN DN3.



ENTRANCE HALL

3' 2" x 6' 6" (0.97m x 1.99m max) The property is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC, stairs to the first floor, hive system, tiled flooring and a radiator.

WC

2' 11" x 5' 5" (0.89m x 1.67m) Benefitting from a low flush WC, wash hand basin within a vanity unit, mirrored cabinet, radiator, spotlights, coving, tiled flooring and an extractor fan.

LIVING ROOM

14' 9" x 12' 6" (4.50m x 3.83m) Beautiful bright reception room with rear facing double glazed bi-folding doors to the conservatory, radiator, coving, wood panelled effect walls, storage cupboard, telephone point and television point.

CONSERVATORY

9' 7" x 9' 10" (2.94m x 3.01m) Great additional reception space overlooking the rear garden via the rear/side facing double glazed windows, two radiators, rear facing double glazed French doors, tiled flooring and spotlights.

KITCHEN

7' 9" x 13' 7" (2.37m x 4.16m) Immaculately presented kitchen with modern fitted units at both eye and base level, work surfaces with matching splash backs incorporating a single and half bowl sink with drainer, four ring electric hob with extractor fan above, electric oven, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tiled flooring and front facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 7" x 12' 9" (2.01m max x 3.90m) Providing access to bedrooms/bathroom, coving, spotlights and radiator.



BEDROOM

12' 10" x 8' 8" (3.92m x 2.66m max) Rear double bedroom with rear facing double glazed window, radiator, coving and fitted sliding wardrobes.

BEDROOM

12' 10" x 10' 7" (3.92m x 3.24m max) L-shaped bedroom with two front facing double glazed windows, two radiators, coving and further fitted wardrobes.







BATHROOM

7' 8" x 6' 6" (2.36m x 1.99m) Delightful bathroom with three piece suite comprising of low flush WC, wash hand basin, bath with tiled surround, shower attachment, partially tiled splash back, coving, spotlights, extractor fan, tiled flooring and heated towel radiator.

STAIRS

Leading from the first floor landing to the second floor.

SECOND LANDING

Door to the master bedroom.



MASTER BEDROOM

11' 3" x 26' 9" (3.44m max x 8.16m) Fabulous master bedroom with walk in wardrobe/storage, front/rear facing double glazed windows, two radiators, spotlights, coving, loft access and door to the en-suite.

ENSUITE

6' 5" x 7' 7" (1.98m x 2.32m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle, towel radiator, tiled flooring, partially tiled walls, spotlights, extractor fan and rear facing double glazed frosted window.

DRIVEWAY

Providing off street parking at the front.

REAR GARDEN

Paved patio, shrub/flower beds, gravelled area, fence enclosure, side access gate and a shed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND:C

CENTRAL HEATING SYSTEM: GAS FIRED

COMBINATION BOILER WITH HIVE CONTROL

INSTALLATION DATE: MARCH 2024

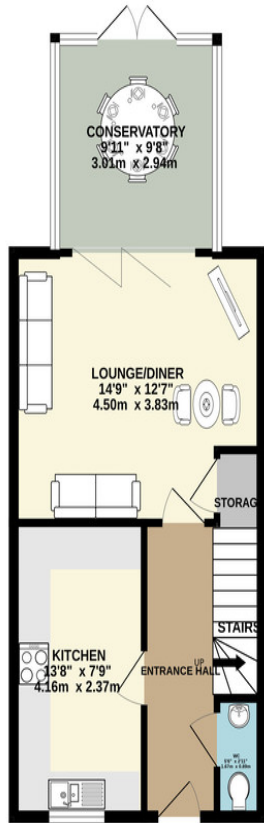
LAST SERVICE: NOT REQUIRED YET

ELECTRICS: NOT CHECKED

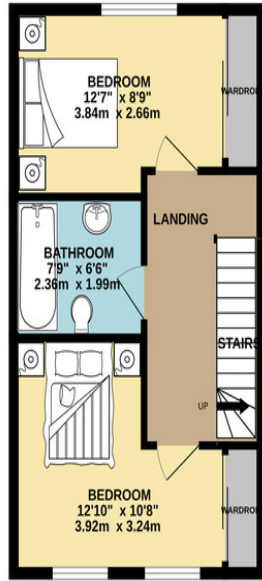
RIGHT OF ACCESS: TO THE REAR GARDEN FOR BINS ETC.



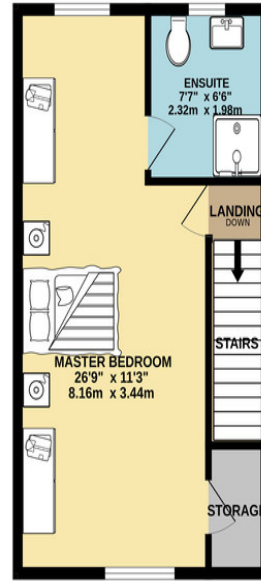
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		