





**WHAT A FABULOUS
MATURE GARDEN WITH
POND, A SPACIOUS MID
TERRACED FAMILY HOME
WITH THREE BEDROOMS
AND EXCELLENT
RECEPTION SPACE. A
sought after family location
within easy reach of all
Armthorpe has to offer, M18
access and will definitely be a
popular one. The property in
brief comprises of entrance
hallway, living room,
kitchen/diner, stairs to the first
floor landing, three bedrooms,
bathroom, off street parking to
the front and beautiful garden.
A GREAT BUY.**



ENTRANCE HALL

3' 8" x 4' 2" (1.12m x 1.29m) This spacious house is accessed via the front facing double glazed frosted door to the entrance hallway, internal doors to the lounge/kitchen and stairs to the first floor.

LIVING ROOM

10' 7" x 16' 1" (3.23m x 4.91m) Great reception space with decorative fireplace surround, front facing double glazed window, rear facing double glazed window, radiator and telephone point.

KITCHEN/DINER

10' 3" x 16' 0" (3.14m x 4.88m) Open plan kitchen/dining area with a range of fitted kitchen cabinets at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor fan above, electric oven, plumbing for a washing machine, space for a fridge, space for a freezer, partially tiled walls, spotlights, wall mounted boiler unit, radiator, under stairs storage area, tiled flooring, rear facing double glazed window, front facing double glazed window and rear facing double glazed frosted door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 2" x 3' 7" (1.89m x 1.10m) Providing access to all bedrooms/bathroom, rear facing double glazed window, spotlights and loft access point.

BEDROOM

11' 2" x 10' 3" (3.42m x 3.14m) Double bedroom with front facing double glazed window, radiator and fitted wardrobe with sliding doors.



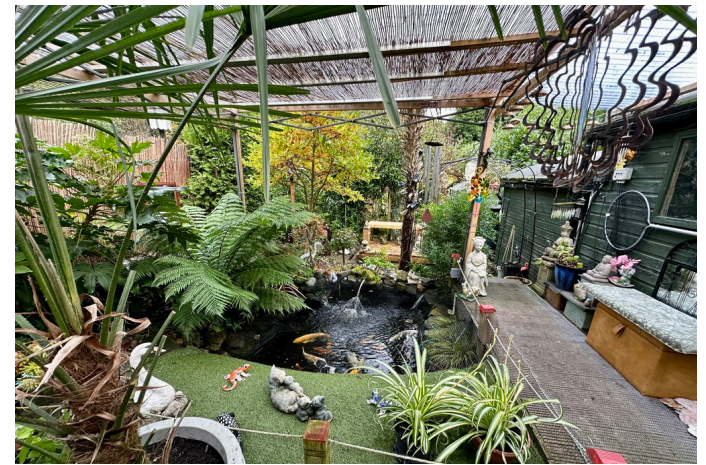
BEDROOM

12' 5" x 7' 8" (3.80m x 2.34m) Further spacious bedroom with front facing double glazed window and a radiator.

BEDROOM

9' 4" x 8' 0" (2.86m x 2.46m) Positioned at the rear of the house with views over the rear garden via the rear facing double glazed window and a radiator.







BATHROOM

7' 7" x 5' 5" (2.32m x 1.67m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, shower unit, partially tiled walls, spotlights, extractor fan, radiator and rear facing double glazed frosted window.

FRONT DRIVEWAY

Off street parking is available to the front of the property and side access via the ginnel and gate.

REAR GARDEN

Stunning mature rear garden that has an amazing selection of flowers, bushes, trees and has to be viewed to be fully appreciated. Also benefits from a pond, paved pathway, storage shed and hedge/fence enclosed.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

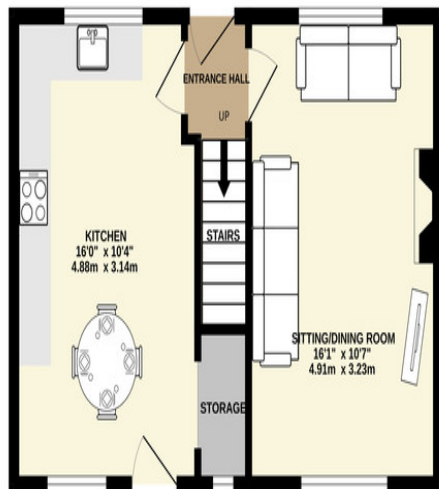
**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

AGE OF BOILER: 27/10/21

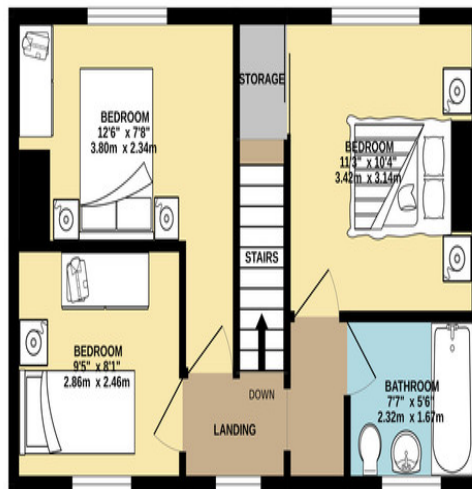
LAST SERVICE: 2024



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		