





EXTENDED SEMI-DETACHED HOME OFFERING EXCELLENT SPACIOUS ACCOMMODATION WITH FOUR BEDROOMS. Positioned on a quiet road within Armthorpe, the property is pleasantly presented throughout and an early viewing is recommended. Now available for sale with no onward chain, it briefly comprises of entrance hallway, living room, separate dining area, extended kitchen, ground floor bedroom currently utilised as an office, stairs to the first floor landing, three first floor bedrooms, bathroom, front garden, driveway provides off street parking, single garage and rear enclosed garden. **LOVELY HOME IN DN3.**



ENTRANCE HALL

5' 8" x 9' 5" (1.73m x 2.88m) This lovely property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, coving, stairs to the first floor landing and doors to the bedroom/dining area.

LOUNGE

9' 11" x 18' 4" (3.03m x 5.60m) Beautiful bright reception room with front facing double glazed bow window, rear

facing double glazed window, rear facing double glazed door to the garden, radiator, coving, storage cupboard and television point.

DINING AREA

9' 4" x 8' 5" (2.87m x 2.59m) Dining area with open access to the kitchen at the rear, side facing double glazed window, radiator, telephone point, internal door to the hallway, internal door to the lounge, wood panelled ceiling and wall.

EXTENDED KITCHEN

10' 7" x 11' 2" (3.23m x 3.41m) Nicely presented kitchen which offers plenty of space, with fitted cabinetry at both eye and base level, work surfaces incorporating a dual sink with drainer, four ring electric hob, extractor fan, double electric oven, fridge, plumbing for a washing machine, partially tiled walls, wood panelled ceiling, rear facing double glazed window and side facing double glazed stable door to the driveway.

BEDROOM

6' 5" x 9' 4" (1.96m x 2.86m) Ground floor bedroom currently utilised as an office, front facing double glazed window, radiator and storage cupboard.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

8' 9" x 2' 11" (2.67m x 0.91m) Providing access to the bedrooms/bathroom, storage cupboard and rear facing double glazed window.

BEDROOM

9' 11" x 9' 10" (3.03m x 3.00m) Spacious double bedroom with front facing double glazed window, storage cupboard



and radiator.

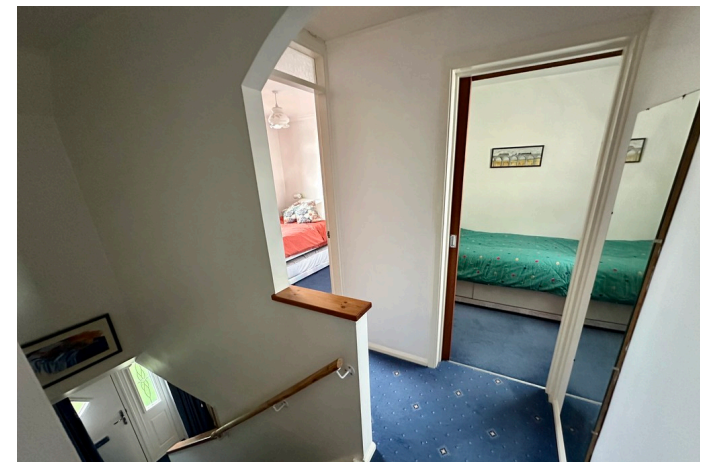
BEDROOM

9' 5" x 7' 8" (2.88m x 2.36m) Further spacious bedroom with front facing double glazed window, radiator, storage cupboard and coving.

BEDROOM

6' 5" x 7' 8" (1.97m x 2.36m) Positioned at the rear of the property with rear facing double glazed window, radiator and storage cupboard.







BATHROOM

7' 0" x 5' 5" (2.15m x 1.66m) The bathroom has a three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, tiled walls, heated towel radiator and a rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Astro turfed garden, double gates lead to the driveway providing off street parking, wall and fence enclosed space.



GARAGE

Single garage which benefits from power points, lighting, alarm system and inspection pit.

REAR GARDEN

Enclosed south facing rear garden with paved patio, paved path, fence/hedge enclosure, lawn, shrub beds and side access gate to the driveway.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED

INSTALLATION DATE: UNKNOWN

LAST SERVICE: UNKNOWN

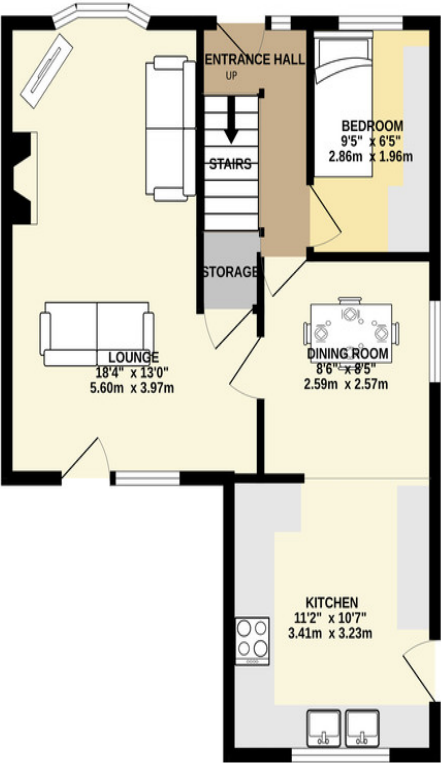
LOFT SPACE: BOARDED WITH LADDER ACCESS

ALARM SYSTEM INCLUDED

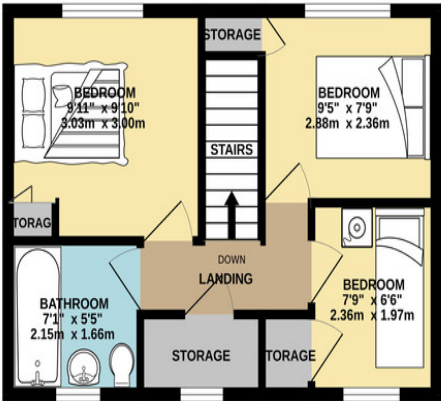
SERVICES: MAINS



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		