





**BEAUTIFUL TWO BEDROOM
SEMI-DETACHED HOME
PERFECT FOR A FIRST TIME
BUYER OR INVESTMENT AND
LOCATED IN THE POPULAR
VILLAGE OF ARMTHORPE.**
This lovely home offered for sale
now with no upward chain is one
not to miss and an early viewing is
highly recommended. The property
briefly comprises of entrance
hallway, living room,
kitchen/breakfast room, stairs to
the first floor landing, two spacious
bedrooms, bathroom with three
piece suite, off street parking on the
driveway, front and rear enclosed
garden. **SOUGHT AFTER
LOCATION IN DN3.**

ENTRANCE HALL

3' 4" x 5' 2" (1.04m x 1.58m) The property is accessed via
the front facing double glazed frosted door to the entrance
hallway, internal door to the lounge, stairs to the first floor,
radiator and laminate flooring.

LOUNGE

12' 5" x 12' 5" (3.80m max x 3.81m) Great reception space ideal for living/dining with front facing double glazed window, radiator, coving to the ceiling, telephone point, television aerial point, storage cupboard beneath the stairs, side facing double glazed window and door to the kitchen at the rear.

KITCHEN/BREAKFAST ROOM

12' 5" x 7' 9" (3.79m x 2.38m) Fantastic kitchen space with room for a breakfast table, fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, freestanding cooker with electric hob, plumbing for a washing machine, space for a fridge/freezer, radiator, two rear facing double glazed windows and side facing double glazed frosted door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 10" x 2' 10" (1.80m x 0.88m) Providing access to both bedrooms/bathroom, loft access point and side facing double glazed window.

BEDROOM

9' 2" x 12' 0" (2.81m x 3.67m) Spacious double bedroom with two built in cupboards, front facing double glazed window and a radiator.

BEDROOM

6' 1" x 8' 6" (1.86m x 2.60m) Further spacious bedroom with rear facing double glazed window, radiator and laminate flooring.



BATHROOM

6' 1" x 5' 6" (1.86m x 1.70m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, partially tiled walls, laminate flooring and rear facing double glazed frosted window.







FRONT GARDEN & DRIVEWAY

Open access to the driveway at the side providing off street parking, small lawned area and side access to the rear garden via a gate.

REAR GARDEN

Fence/wall enclosed rear garden with central lawn, paved patio and side access gate.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

NO ONWARD CHAIN

**HEATING SYSTEM: GAS FIRED CENTRAL
HEATING**

BOILER INSTALLATION DATE: 11.3.2020

LAST SERVICE: 20.12.2024

ELECTRICS INSTALLATION: 1991

LAST CHECK: 10.3.2021

GAS METER LOCATION: EXTERNAL WALL

ELECTRIC METER LOCATION: EXTERNAL WALL

WATER METER LOCATION: PAVEMENT

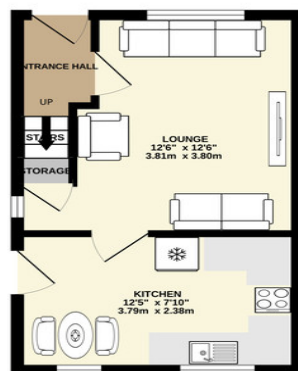
LOFT SPACE: NOT BOARDED

SERVICES: MAINS

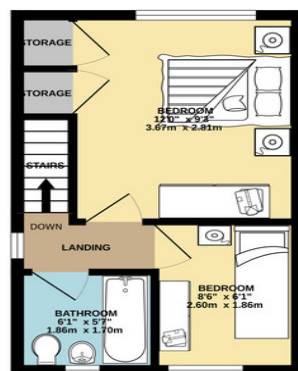
EPC RATING: TBC



GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 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.

