

horton knights of doncaster

sales
lettings
and service



Doncaster Road, Armthorpe, DN3 2BT
Offers Over £190,000

IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE / GATED OFF ROAD PARKING TO THE FRONT / DETACHED GARAGE TO THE REAR / BEAUTIFUL DESIGNER STYLE KITCHEN INSTALLED 2022 / LARGE PVC CONSERVATORY TO THE REAR / NO CHAIN, VIEWING IS ESSENTIAL //

Located on this popular roadway, a good sized, beautifully presented 3 bedroom semi detached house offering 'move in' accommodation. The property has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance hall, modern spacious lounge, pvc double glazed conservatory, immaculate fully fitted kitchen approx 2 years old, first floor landing, three good sized bedrooms and a modern fully tiled grey shower room. Outside are front and rear gardens, with ample gated off road parking to the front with a further detached garage to the rear. Popular residential area with access to local amenities within Armthorpe and Doncaster City Centre. **INTERNAL VIEWING IS RECOMMENDED!**

ACCOMMODATION

A canopy gives shelter to a contemporary styled composite door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central ceiling light, laminate flooring and a door into the lounge.

LOUNGE

16'4" x 11'6" (4.98m x 3.51m)

An attractive through room, it has a broad pvc double glazed window to the front, a modern grey coloured laminate floor covering, coving, a central ceiling light, a central heating radiator, brushed steel electrical fittings and pvc double glazed sliding doors which lead into a conservatory.

PVC CONSERVATORY

12'6" x 9'3" (3.81m x 2.82m)

This is pvc double glazed with double opening doors which lead out onto the rear garden, a continuation of the grey laminate flooring, power laid on and a central heating radiator.

DINING KITCHEN

16'4" x 10'4" (4.98m x 3.15m)

This has been recently upgraded and fitted with a contemporary range of high and low level units finished in a 'cloud blue matte' cabinet door with a contrasting work surface. There is a range style cooker with glass splashback and extractor hood above, composite sink with mixer tap, plumbing for an automatic washing machine and cabinets continue to create a deep recess suitable for an american style fridge/ freezer. There are two pvc double glazed windows to the front and rear, a contemporary style

tall radiator, inset spotlighting to the ceiling, laminate flooring and a door to ground floor w/c.

GROUND FLOOR W/C

All smartly finished with a modern low flush w/c in white. There is tiling, a central ceiling light and a continuation of the grey laminate flooring.

FIRST FLOOR LANDING

As previously described, a staircase from the entrance hall leads to the first floor landing. Having a pvc double glazed window with an outlook over the property's rear garden, a central ceiling light and doors to the bedrooms and shower room.

BEDROOM 1

11'4" x 10'6" (3.45m x 3.20m)

A large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and a one and a half opening door which gives access to a second staircase which in turn leads up to the boarded and lined loft. The loft has power and light laid on and a velux window.

BEDROOM 2

12'8" max x 11'6" (3.86m max x 3.51m)

A good sized second double, it has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

8'6" x 7'9" (2.59m x 2.36m)

With a pvc double glazed window to the rear, a central heating radiator, a built in wardrobe, storage and a ceiling light.

SHOWER ROOM

7'6" x 4'6" (2.29m x 1.37m)

All smartly finished with a modern contemporary suite

that comprises of a corner shower enclosure, wash basin set onto a vanity top and a low flush w/c. There is tiling to the four walls, waterproof style ceiling, inset spotlighting and a pvc double glazed window with fitted blind.

OUTSIDE

The property stands on an attractive plot, the front has brick walling to the perimeters with double opening gates, a block paved driveway providing ample car standing and a personnel gate to the side. To the side of the property there are several lean to style timber huts and sheds, presently used for storage.

REAR GARDEN

To the rear there is an enclosed garden, this has fencing and hedging to the perimeters and it is all block paved with a side lawn designed for easier and lower maintenance. There is access to the rear courtesy of a service lane, this gives access via double gates to a driveway and in turn leads to a detached sectional garage.

SECTIONAL GARAGE

21'0" x 9'0" approx (6.40m x 2.74m approx)

With an up and over door, personnel side door, a pvc double glazed window and power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing plus one velux window, age unknown.

HEATING - Gas radiator central heating via a

combination type boiler installed 2022.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, Vodafone and 02.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are

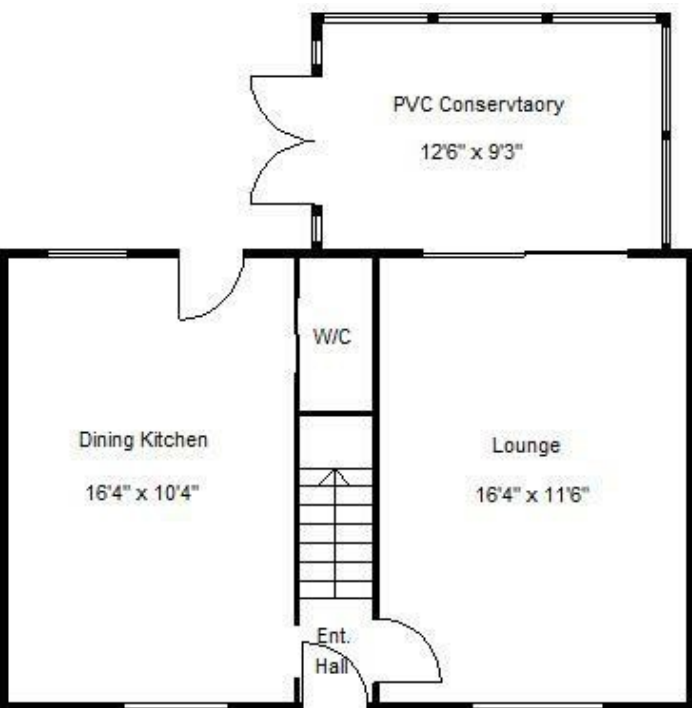
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

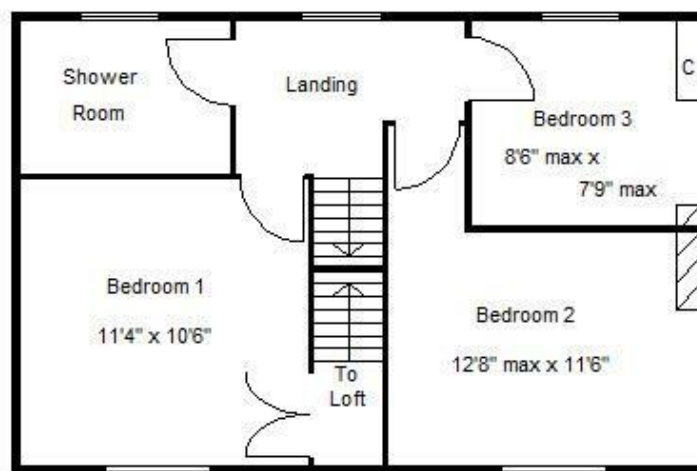
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(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	