

# horton knights of doncaster

61

61 Harris Road, Armthorpe, Doncaster, South Yorkshire, DN3 2FE



**With an open outlook over parkland to the front, this 2 double bedroom first floor apartment is sure to appeal, whether you're an investor, FTB or a downsizer.**

Smartly finished with a modern interior, this apartment needs to be viewed. It has electric heating, pvc double glazing and briefly comprises; Entry phone system, private entrance hall, large open plan living space with a separate fitted kitchen off including integrated appliances, 2 double bedrooms, en-suite shower room to the main bedroom and a further white bathroom with shower. Outside there is a parking space with additional visitor parking. Armthorpe offers a wide variety of amenities, there is a park close-by, plus good transport links, and access to the M18/M180 motorway networks.

**Offers Over £95,000**

[www.hortonknights.co.uk](http://www.hortonknights.co.uk)





## ACCOMMODATION

A private entrance door gives access into the property's hallway.

## HALLWAY

This is all smartly finished with a modern laminate floor covering, inset spotlighting to the ceiling, a slimline panel heater, entry telephone system, door to airing cupboard which houses a pressurized hot water cylinder with immersion heater fitted providing domestic hot water, a second tall cloaks cupboard and door into an open plan living room.

## OPEN PLAN LIVING ROOM

5.69m max x 5.05m max (18'8" max x 16'7" max)

An attractive room, having two pvc double glazed windows to the front and side elevations which gives a pleasant outlook over parkland to the front, a modern laminate floor covering, a slimline panel heater and inset spotlighting to the ceiling.

## FITTED KITCHEN

3.71m x 1.83m (12'2" x 6'0")

Finished with a range of modern high and low level units with a four ring electric hob, stainless steel splashback, matching extractor hood and integrated oven beneath. There is plumbing for an automatic washing machine, plumbing for a dishwasher and room for a tall fridge/freezer (all white goods may be acquired in the sale price). There is a pvc double glazed window, tiled flooring, a slimline panel heater and inset spotlighting to the ceiling.

## BEDROOM 1

3.12m x 2.74m (10'3" x 9'0")

A good sized double bedroom, it has a pvc double glazed window, a central ceiling light fitment, a slimline panel heater and door to en-suite shower room.

## EN SUITE SHOWER ROOM

Has a front entry shower enclosure, wash hand basin, a low flush wc, tiled flooring, extractor fan, inset spotlighting to the ceiling, fused shaver point and fan heater.

## BEDROOM 2

4.11m x 3.10m (13'6" x 10'2")

A good sized second double bedroom, it has a pvc double glazed window, a slimline panel heater and a central ceiling light.

## MODERN BATHROOM

Fitted with a white suite that comprises of a panelled bath with mixer shower over including shower rail, a pedestal wash hand basin inset to vanity unit with built in cupboards and a low flush w/c. There is an extractor fan, inset spotlighting to the ceiling and tiled flooring.

## OUTSIDE

Outside the property has allocated car parking with additional visitor parking.

## AGENTS NOTES:

**TENURE - LEASEHOLD.** The owner has informed us the property is Leasehold. The lease term is for 155 years from the 1st of Jan 2004. Ground Rent is £75.00 payable twice yearly (last payment Feb 2022), Service Charge £301.21 payable quarterly.

**DOUBLE GLAZING** - The property is fitted with PVC double glazing.

**HEATING** - The property has slimline panel heaters fitted.

**COUNCIL TAX** - This property is Band A.

**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](http://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.

