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Elm Place, Armthorpe, Doncaster, DN3 2DE
Offers Over £160,000 - £165,000

Tucked away in this pleasant cul-de-sac in the ever so well served village of Armthorpe near Doncaster, this traditional style 3 bedroom mid town house.

The accommodation on offer benefits from double glazing, gas central heating and comprises; Entrance hall, lounge with steps down to the dining area, large conservatory with a solid roof, fitted kitchen and a ground floor W/C. Whilst to the first floor there are 3 bedrooms and a large house bathroom. Outside the property has off street parking to the front and a private enclosed rear garden. The property sits in an excellent area of Armthorpe for access to amenities including school, bus routes, Armthorpe centre itself with all of its amenities, and many more besides. The property is really well proportioned particularly on the ground floor and early viewing is recommended to appreciate all it has to offer.

ACCOMMODATION

A double glazed composite style door gives access into the property's entrance hall.

ENTRANCE HALL

With a central heating radiator, timber paneling to dado level to the walls, ceramic tile floor, stairs rising to first floor accommodation, timber paneling to the ceiling, single glazed window overlooking dining area and a door leads to the lounge.

LOUNGE

16'2" x 11'5" max (4.93m x 3.48m max)

A lovely sized room with double glazed sliding patio doors giving access to the conservatory, a decorative fire surround with a marble inset and half and a living flame gas fire, timber effect vinyl floor covering, a large single panel central heating radiator and coving to the ceiling.

Steps lead down to dining area.

DINING AREA

15'8" x 8'6" max (4.78m x 2.59m max)

Having a pvc double glazed window to the front, a double panel central heating radiator, wood style laminated flooring, dado rail to the walls and coving to the ceiling.

CONSERVATORY

15'4" x 12'7" (4.67m x 3.84m)

This is an excellent addition to the house and gives some really good space, it has double glazed windows to the side and rear elevations and double glazed french style doors giving access into the rear garden, wood style laminated flooring, a double panel central heating radiator and a vaulted ceiling with halogen spotlights inset.

KITCHEN

16'1" x 10'10" max (4.90m x 3.30m max)

The kitchen is fitted with a range of medium oak style wall

mounted cupboard and base units with a block wood effect rolled edge wood surface incorporating a one and a half bowl stainless steel sink with tiled splash backs. There is an electric cooker point and appliance recesses with plumbing for a washing machine, dishwasher, as well as space for a dryer and low level fridge and freezer if required. There is a ceramic tiled floor, two double panel radiators, pvc double glazed windows to the front and rear elevations and a door into the rear lobby.

REAR LOBBY

There is a composite style door to the rear, ceramic tile flooring and timber paneling to the ceiling.

GROUND FLOOR W/C

Fitted with a white low flush w/c and a pedestal wash hand basin. There is a double panel radiator and timber effect vinyl floor covering.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

There is a PVC double glazed window to the rear elevation, a central heating radiator, loft hatch giving access to the roof space (boarded) and doors leading off to the remaining accommodation.

BEDROOM 1

11'4" x 10'4" max (3.45m x 3.15m max)

A good sized double bedroom with PVC double glazed window to the rear and a central heating radiator.

BEDROOM 2

11'0" x 7'8" max (3.35m x 2.34m max)

Having a double glazed window to the front, a central heating radiator and wood style laminated flooring.

BEDROOM 3

14'9" x 7'4" max (4.50m x 2.24m max)

Again, has a double glazed window to the front, a central heating radiator, built in cupboard and built in wardrobe and wood style laminated flooring.

HOUSE BATHROOM

A really lovely large bathroom with a three piece suite comprising of a low flush w/c, wash hand basin and vanity unit and a corner set bath. There is a PVC double glazed window to the rear, a central heating radiator, wall mounted electric shower, gas central heating boiler, ceramic tiling to the walls and wood effect vinyl floor covering.

OUTSIDE

To the front the property is open plan and laid to concrete to provide off street parking for several vehicles, there is cast iron fencing with a gate giving access to the shared passageway leading through into the rear garden.

REAR GARDEN

Having a paved patio and large graveled area with concrete posts and gravel board fencing to the boundary. There is a rockery and pond with various metal and timber storage sheds. There is also an external light and water tap attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

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

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is 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, 02 and Vodafone.

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.

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