



**Harris Road, Armthorpe Doncaster**

**welcome to**

**Harris Road, Armthorpe Doncaster**

Ideal for a first time buyer or investor is this fantastic two bedroom second floor apartment which is located in this popular location of Armthorpe with excellent links to local amenities and transport links. AVAILABLE WITH NO ONWARD CHAIN!



### **Entrance Hall**

A secure entry way with intercom leads to the entrance hall. Within the entrance hall there is a storage cupboard and access to the lounge, kitchen, bedrooms and bathroom.

### **Lounge**

18' 10" max x 16' 2" ( 5.74m max x 4.93m )

With front and side facing double glazed windows.

There is an electric heater, TV point and spotlights to the ceiling.

### **Kitchen**

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

With a side facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. There is an electric hob with extractor fan over, electric oven, plumbing for a washing machine and dishwasher. There is a wall mounted electric heater and tiled flooring.

### **Bedroom One**

10' 2" x 9' ( 3.10m x 2.74m )

With a side facing double glazed window and an electric heater.

### **En Suite Shower Room**

Fitted with a three piece suite comprising of low level WC, a wash hand basin and a shower cubicle. There is partial tiling to the walls and tiling to the floor.

### **Bedroom Two**

10' 2" x 13' 5" ( 3.10m x 4.09m )

With a side facing double glazed window and an electric heater.

### **Bathroom**

Fitted with a three piece suite comprising of low level WC, a wash hand basin and a panelled bath. There is partial tiling to the walls and tiling to the floor.

### **Outside**

There is an allocated parking space to the rear of the property.



**view this property online** [williamhbrown.co.uk/Property/DCR122430](http://williamhbrown.co.uk/Property/DCR122430)



welcome to

## Harris Road, Armthorpe Doncaster

- PERFECT FOR A FIRST TIME BUYER OR INVESTOR
- TWO BEDROOM SECOND FLOOR APARTMENT
- GOOD SIZE LOUNGE
- KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR122430](http://williamhbrown.co.uk/Property/DCR122430)



Property Ref:  
DCR122430 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**