



**16 LADYCROFT ROAD, ARMTHORPE, DN3 3RP**

- A modernised and well presented, 2 Bedroom Semi-Detached Bungalow having the benefit of overlooking open countryside to the front • Gas Central Heating • PVCu Double Glazing • Brick Garage • Private Enclosed Rear Garden •

The bungalow has the benefit of:

- **Modern fitted Kitchen with built-in appliances.**
- **Refurbished Shower Room with tiled walls and fully tiled walk-in shower cubicle.**
- **Modern Gas Central Heating boiler.**
- **Detached Brick Garage.**
- **Private Enclosed Rear Garden.**
- **PVCu Double Glazed Windows.**
- **PVCu Conservatory.**
- **Occupying a very quiet location yet is convenient for local shops, schools and easy access to the motorway network at Junction 4 of the M18.**

**INTERNAL INSPECTION HIGHLY RECOMMENDED.**

#### **ACCOMMODATION**

All measurements are approx. only

**Ground floor:**

**ENTRANCE HALL** with tiled floor.

**LOUNGE AND DINING AREA** (about 5.50m x 3.30m) having double glazed patio doors to the Conservatory, 2 radiators, feature fireplace with living flame gas fire.

**CONSERVATORY** (about 3.16m x 2.08m) of PVCu double glazed construction and triple glazed roof. PVCu personal door to rear garden.

**KITCHEN** (about 2.73m x 2.33m) having range of modern units comprising base cupboards and drawers, wall mounted cupboards, work surfaces and single drainer stainless steel sink unit. Ladder style radiator. Built-in Zanussi 4 ring hob, oven and extractor over.

**BEDROOM 1** (about 5.00m x 2.60m) having two built-in wardrobes. 1 radiator. Access to roof space with central heating boiler.

**BEDROOM 2** (about 4.05m x 2.90m) having 2 built-in wardrobes and 1 radiator.

**REFURBISHED SHOWER ROOM** (about 1.99m x 1.67m) having fully tiled walk-in shower cubicle, vanity wash basin and w.c. Tiled floor and walls. 1 radiator.

#### **OUTSIDE**

Well maintained front garden having lawned area with border beds and a range of shrubs.

Side driveway leading to the Detached Brick Garage having up-and-over door and personal door.

Fully enclosed rear garden with border beds and a variety of shrubs, trees and plants.

#### **SERVICES (not tested)**

Mains water, electricity , drainage and gas. Gas fired central heating to radiators.

**NOTE – the property has Photovoltaic panels to the front elevation roof and these are on a rent-a-roof scheme. Further details on this can be obtained from the owners or Grice and Hunter.**

#### **COUNCIL TAX**

Band B (on-line enquiry) .

#### **TENURE**

Freehold assumed.

#### **VIEWING**

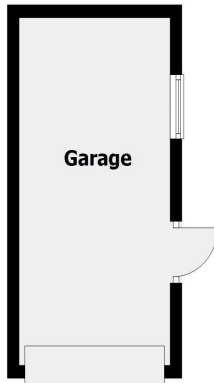
Strictly by prior appointment through Grice & Hunter – 01302 360141.



### Ground Floor

Approx. 65.0 sq. metres (699.4 sq. feet)

**Garage**  
Approx. 14.1 sq. metres (152.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

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