

# Your local property experts



17 Church Lane, Armitage, WS15 4BA

Guide Price £399,950



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Sales : 01889 577 731  
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**\*\* VIRTUAL TOUR AVAILABLE \*\* POPULAR VILLAGE LOCATION \*\*** JR Properties are pleased to offer For Sale this immaculately presented four bedroom detached family positioned in a quiet cul-de-sac location within the popular village of Armitage.

The accommodation offers; reception hallway with stairs to the first floor and doors leading to the family lounge, guest WC and breakfast kitchen. The family lounge is a good size with a bay window to the front aspect and an opening through to the dining room giving this family home an ideal entertaining space. The breakfast kitchen leads from the hall and dining room and has French doors to the rear garden and a door to the separate utility room.

The first floor offers; four generous bedrooms all having built in wardrobes, master bedroom with an en-suite shower room and bedroom two having separate direct access to the main family bathroom.

Externally to the front, the property has a good sized drive, a single garage which leads internally to the utility room, lawn area, path to front entrance and gated side access to the rear. There is an attractive private rear garden backing on to St John The Baptist Churchyard, having well maintained lawns, display borders, paved & decked patio areas.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		70	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
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