

Wickett Hern Road,Armthorpe Doncaster

william
h brown

welcome to

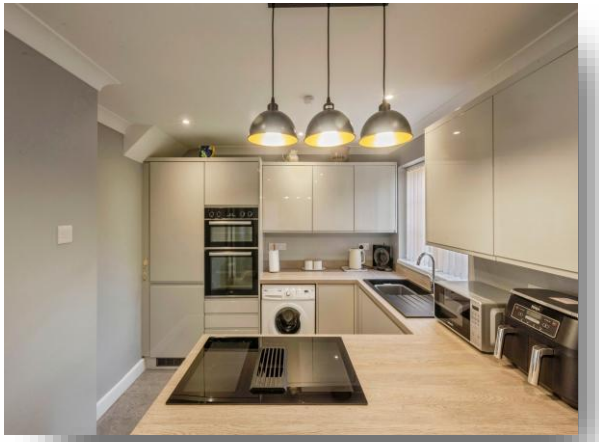
Wickett Hern Road,Armthorpe Doncaster

GUIDE PRICE £250,000-£260,000. Located in the popular village of Armthorpe is this beautifully presented extended three bedroom family home which offers spacious and versatile family living accommodation. Conveniently positioned close to a wide range of local amenities, schools and transport links.













Entrance Hall
With a front facing sealed unit door, a central heating radiator, tiled flooring and stairs which rise to the first floor.

Downstairs W.C.
Fitted with a low flush WC, a wash hand basin with mixer tap, partial tiling to the walls and tiled flooring.

Lounge
With a front facing double glazed window, a central heating radiator and a feature fireplace housing the gas coal effect fire.

Dining Kitchen
Fitted with a modern range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven and grill, an integrated fridge-freezer and dishwasher and plumbing for a washing machine. There is a central heating radiator, downlights to the ceiling, a rear facing double glazed window and a side facing sealed unit door. The dining kitchen is open to the family area.

Family Area
With a rear facing double glazed window, a central heating radiator and tiled flooring.

First Floor Landing
With a side facing double glazed window.

Bedroom One
An extended bedroom with a rear facing double glazed window, a central heating radiator, a useful storage cupboard and laminate flooring.

Bedroom Two
With a front facing double glazed window and a central heating radiator.

Bedroom Three
With a rear facing double glazed window, bulk head for the stairs with storage, a central heating radiator and laminate flooring.

Shower Room
Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is an extractor fan, downlights to the ceiling, chrome heated towel rail and a side facing obscure double glazed window.

Outside
To the front of the property there is an enclosed lawned garden with shrubs to the borders. To the side of the property there is a driveway providing off road parking whilst to the rear of the property there is an enclosed lawned garden with mature shrubs and trees and a garden shed.

Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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Wickett Hern Road, Armthorpe Doncaster

- GUIDE PRICE £250,000-£260,000
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- PERFECT FOR GROWING FAMILIES
- ATTRACTIVE LOUNGE

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126102

The Property Ombudsman

Property Ref:
DCR126102 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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