





**THREE STOREY DELIGHTFUL
END TOWNHOUSE
POSITIONED IN A LOVELY
SMALL CUL DE SAC WITHIN
THE POPULAR VILLAGE OF
ARMTHORPE. You will not be
disappointed by what this property
has to offer and an early inspection
is highly recommended. Beautifully
presented and briefly comprises of
entrance hallway, WC, living
room/diner, breakfast kitchen,
stairs to the first floor landing, two
first floor double bedrooms, family
bathroom, stairs to the second floor
master bedroom with en-suite
shower room, dressing area, front
paved parking area and enclosed
rear garden. **LOVELY HOUSE
NOW FOR SALE IN DN3.****

ENTRANCE HALL

6' 6" x 14' 7" (1.99m x 4.45m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC, side facing double glazed window, radiator, laminate flooring and a storage cupboard.

WC

2' 11" x 6' 5" (0.91m x 1.98m) Benefitting from a low flush WC, wash hand basin, laminate flooring, radiator and side facing double glazed frosted window.

LOUNGE

15' 6" x 12' 8" (4.74m x 3.88m max) Pleasant reception space ideal for both living/dining with rear facing double glazed French doors to the garden, rear facing double glazed window, radiator and electric feature fireplace.

KITCHEN/BREAKFAST ROOM

8' 5" x 12' 4" (2.58m x 3.76m) Nicely presented kitchen with space for a breakfast bar/table, fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with single electric oven, plumbing for a washing machine, dishwasher, integrated fridge/freezer, radiator, partially tiled walls, spotlights and front facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 3" x 16' 5" (1.92m x 5.01m) Further stairs to the second floor, front/side facing double glazed window and access doors to the bedrooms and bathroom.



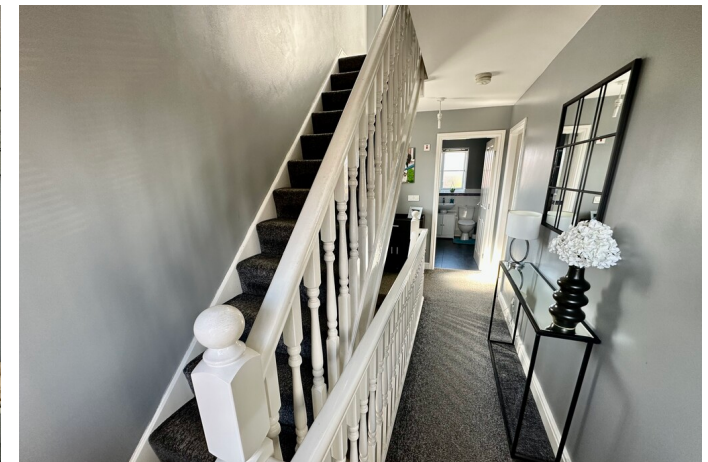
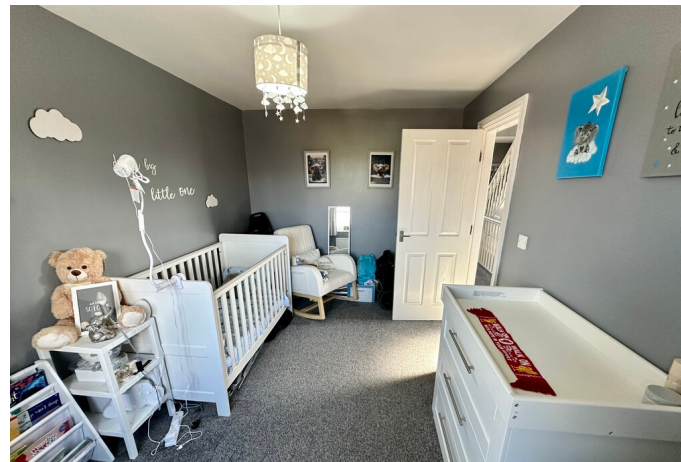
BEDROOM

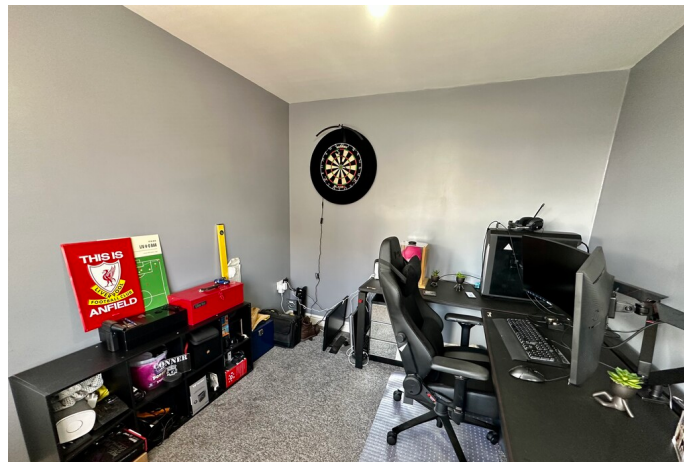
8' 10" x 14' 3" (2.70m x 4.36m) Lovely double bedroom with rear facing double glazed window and a radiator.

BEDROOM

8' 10" x 10' 8" (2.70m x 3.26m) Further double bedroom with front facing double glazed window and a radiator.







BATHROOM

6' 3" x 8' 5" (1.92m x 2.59m) Comprising of a low flush WC, wash hand basin, bath, partially tiled walls, tiled flooring, shower cubicle with electric shower unit, radiator, extractor fan, spotlights and rear facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor master bedroom.

MASTER BEDROOM

12' 0" x 12' 2" (3.68m x 3.73m) Spacious double bedroom with front facing double glazed window, radiator, spotlights, open access to the dressing area and door to the en-suite shower room.

ENSUITE

7' 3" x 6' 9" (2.21m x 2.08m) Shower room with low flush WC, wash hand basin, shower cubicle, half tiled walls, tiled flooring, spotlights, extractor fan, radiator and rear facing double glazed window.

DRESSING AREA

7' 9" x 6' 9" (2.38m x 2.08m) With fitted hanging rails, rear facing double glazed window and a radiator.

PARKING

Shared access to the paved parking in front of the house with double gates to the side offering potential for more parking at the side of the house.

REAR GARDEN

Fence/wall enclosed rear garden with central lawn, gravelled area and paved patio.

NOTES:

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: UNKNOWN

LAST SERVICE: JANUARY 2026

GAS METER LOCATION: SIDE OF HOUSE

ELECTRIC METER LOCATION: SIDE OF HOUSE

WATER METER LOCATION: FRONT OF HOUSE

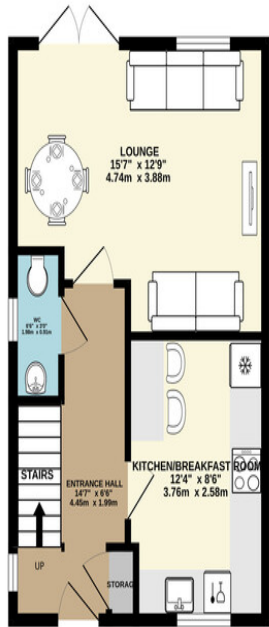
GARDEN FACES: SOUTH WEST

ALARM SYSTEM INCLUDED

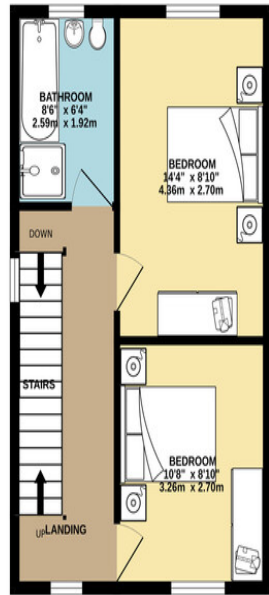
LOFT SPACE: N/A

SERVICES: MAINS

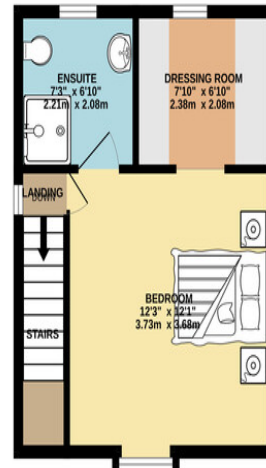
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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