



5 Pasture Close, Armthorpe
Doncaster

Offers in Region of **£209,950**



5 Pasture Close

Armthorpe, Doncaster

3Keys Property are delighted to offer this immaculate, 2 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Armthorpe, Doncaster, this property benefits from being refurbished throughout with new windows, fitted kitchen, bathroom, driveway and solid tiled roof on conservatory.

To view this property, contact 3Keys Property 01302 867888.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





- 2 BEDROOM DETACHED BUNGALOW
- REFURBISHED THROUGHOUT
- OFFERED IN IMMACULATE ORDER
- FRONT ASPECT LOUNGE/DINING ROOM
- MODERN FULLY FITTED KITCHEN WITH APPLIANCES
- DRIVEWAY WITH PARKING FOR 2 VEHICLES
- SUNROOM WITH TILED ROOF
- REFURBISHED BATHROOM WITH SHOWER OVER BATH
- POPULAR ARMTHORPE DEVELOPMENT
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS





Accommodation briefly comprises of 2 bedrooms, the principal bedroom having a range of fitted wardrobes, front aspect lounge, fully fitted kitchen with integrated appliances, bathroom and sun room with tiled roof to the rear. There is a a driveway to the front of the property and a large, block paved rear garden with shed.

Armthorpe village is very popular due to its wide range and accessibility to local amenities, as well as easy access to the motorway network and city centre. The perfect village for all ages.



PROPERTY INFORMATION

COUNCIL TAX BAND: B

EPC: D

TENURE: Freehold

HEATING: Gas central heating with combi boiler - 5 years old.

LOFT- With fixed ladder and boarding.

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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