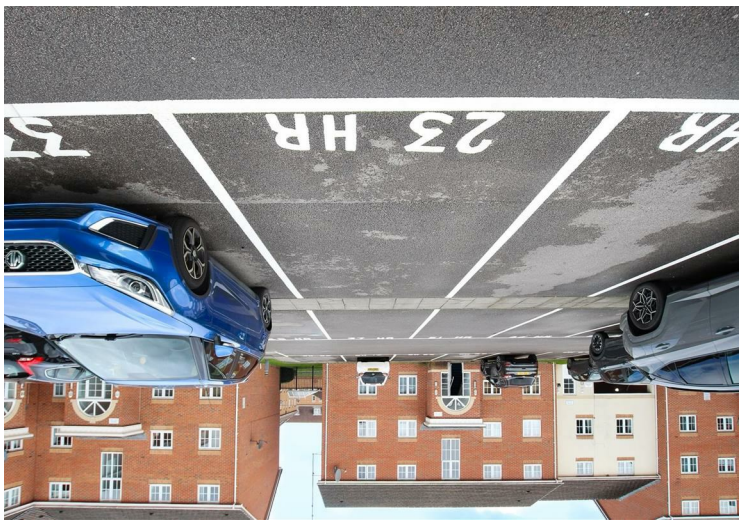
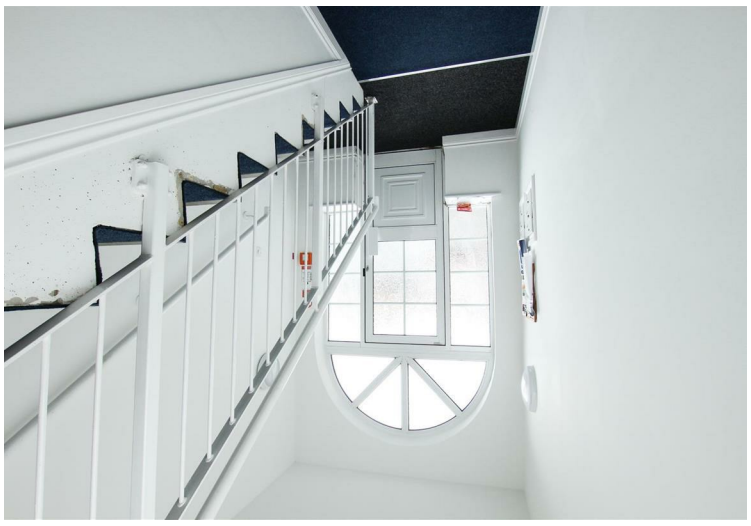
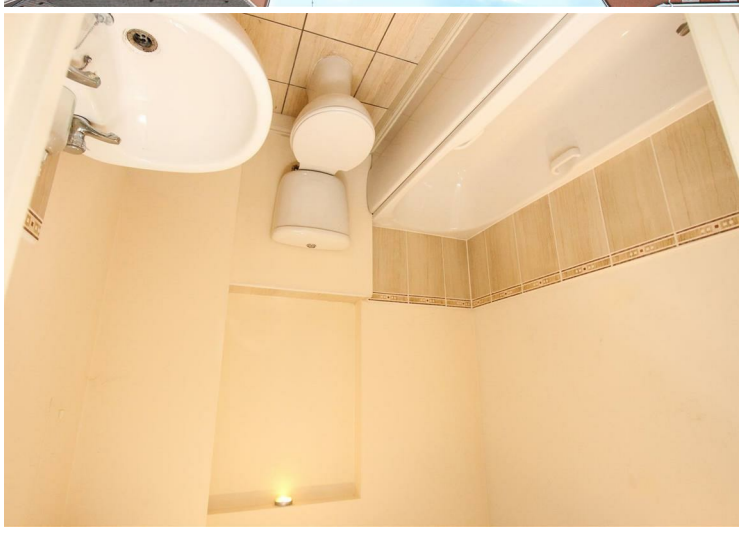
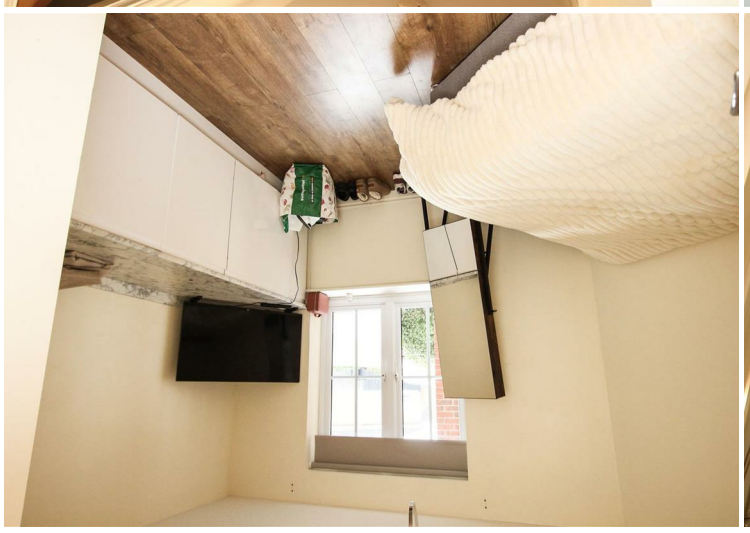
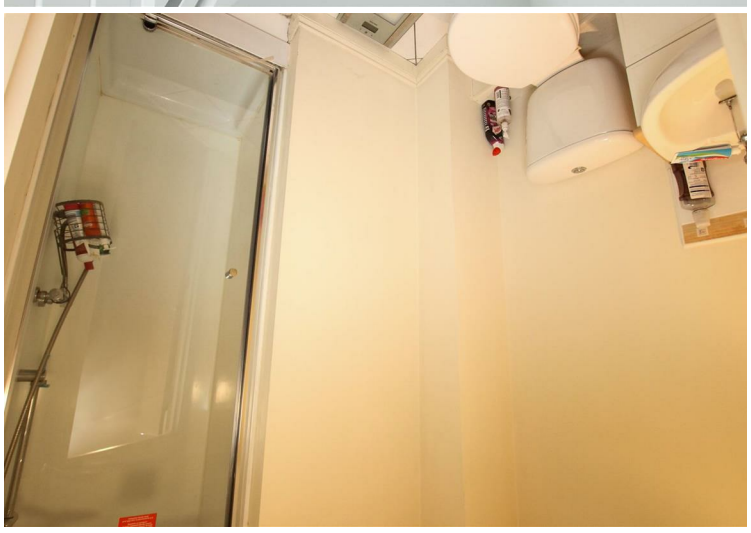
















# horton knights

of doncaster

sales
lettings
and service




**Harris Road, Armthorpe, Doncaster, DN3 2FE**

**Offers Over £89,950**

**TENANT INSITU PERFECT FOR AN INVESTOR**

**A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT / NICELY POSITIONED WITH A PLEASANT ASPECT TO THE FRONT / ALLOCATED PARKING & VISITOR PARKING / MODERN FITTED KITCHEN / MAIN BEDROOM WITH EN-SUITE SHOWER ROOM / GOOD ACCESS TO AMENITIES / EARLY VIEWING RECOMMENDED //**

An internal inspection is recommended to appreciate the size, space and style of this immaculate 2 bedroom ground floor apartment. It has modern electric heating and hot water on a low tariff, pvc double glazing and briefly comprises: Private entrance with security phone system, entrance hall with 2 tall storage cupboards, an attractive open plan living room, modern fitted kitchen with integrated cooking appliances. There are two double bedrooms, the main bedroom has an en-suite shower room off plus a smart house bathroom. Outside the property stands in communal gardens with an allocated parking space and additional visitor parking. The property is presently tenanted, the seller is looking to sell with tenant in-situ therefore perfect for investor, speculator or even first time Landlord. Walking distance to Armthorpe Centre with many and varied amenities, access to Doncaster City Centre and the motorway networks. PRICED TO SELL, EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**
A communal entrance hall leads to a private entrance with entry phone system and leads into the private entrance hall.

**ENTRANCE HALL**
This is finished with a modern laminate flooring, a night storage heater, inset spotlighting to the ceiling, smoke alarm, 2 tall in-built cupboards, 1 houses the pressurised hot water cylinder which has an immersion heater fitted on Economy 7 tariff ?.

**OPEN PLAN LIVING ROOM**
**19'0" max x 16'6" max (5.79m max x 5.03m max)**
This is an attractive and good sized room, it has a pvc double glazed bay window to the front, night storage heater on Economy 7 tariff and inset spotlighting to the ceiling.

**FITTED KITCHEN**
**12'2" max x 5'10" max (3.71m max x 1.78m max)**
This is presented with modern high and low level units with a work surface over. There is a single drainer stainless steel sink unit with a mixer tap, 4 ring ceramic hob, extractor hood, integrated double oven, plumbing for an automatic washing machine, integrated dishwasher and a recess suitable for a tall fridge freezer.

**BEDROOM 1**
**14'0" x max x 10'3" max (4.27m x max x 3.12m max)**
A good size double bedroom, it has a pvc double glazed window, slimline panel heater, ceiling light and a door to an en-suite shower room.

**EN-SUITE SHOWER ROOM**
This is fitted with a white suite that comprises of a shower enclosure with mains plumbed thermostatic shower, wash basin inset to vanity unit and a low flush wc. There is inset spotlighting and an extractor fan.

**BEDROOM 2**
**13'9" max x 10'3" max (4.19m max x 3.12m max)**
This is a good sized second double bedroom, it has a pvc double glazed window to the rear, slimline panel heater, laminate flooring and a ceiling light.

**HOUSE BATHROOM**
This is fitted with a white suite comprising of a panelled bath, wash basin inset to vanity unit and a low flush wc. There is tiling to the splashbacks, extractor fan, an electric fan heater and inset spotlighting to the ceiling.

**OUTSIDE**
The property stands within communal gardens, there is an allocated car parking space with additional visitor parking spaces as well.

**AGENTS NOTES:**
TENURE - LEASEHOLD. TERMS OF LEASE 155 years from 1/1/2004.

Annual Ground Rent: £150.00 pa

Annual Service Charge - £393.00 quarterly.

Buyers Fee - £310.00

SERVICES -Mains electricity, water and drainage services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

COUNCIL TAX - Band A

TENANCY DETAILS - The property is presently tenanted and the seller is looking to sell with the tenant in-situ. The rent passing is currently £700.00 pcm, last reviewed June 2026.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

