





**SUPERB OPPORTUNITY TO PURCHASE A DELIGHTFUL PROPERTY THAT BOASTS A BEAUTIFUL MATURE PLOT AND OFFERS PLENTY OF POTENTIAL. Positioned on a quiet sought after road in Armthorpe, buyers will be wowed by the space available and an early inspection is highly recommended. The property itself briefly comprises of entrance hallway, lounge/dining room, kitchen, conservatory, inner hallway, three bedrooms, bathroom, surrounding mature gardens with mixed trees, long private driveway leading to detached oversize garage at the rear. THIS IS SURE TO IMPRESS ALL PURCHASERS AND IS AVAILABLE WITH NO CHAIN.**

The property is wonderfully positioned centrally in this generous garden plot and although the property is in need of some modernisation, the available space will create a great home with delightful surrounding views. Armthorpe has plenty to offer with a range of local amenities and great access to the M18 within two miles.

#### ENTRANCE HALL

6' 2" x 9' 3" (1.89m x 2.84m) This lovely detached dwelling is accessed via the front facing single glazed frosted door to the entrance hallway, with access doors to the kitchen/lounge, two front facing single glazed windows, radiator, dado rail and coving to the ceiling.

#### LOUNGE/DINING ROOM

11' 11" x 21' 3" (3.65m x 6.50m) Wonderful bright reception room ideal for living/dining and a great entertainment space with views over the lovely gardens via the front facing double glazed bay window, rear facing double glazed sliding doors, side facing double glazed window, radiator, coving to the ceiling, coal effect feature gas fire and decorative stone surround.

#### CONSERVATORY

9' 5" x 6' 5" (2.88m x 1.96m) Overlooking the extensive rear garden via the rear/side facing double glazed windows, tiled flooring and double glazed door to the garden.

#### KITCHEN/BREAKFAST ROOM

15' 10" x 9' 10" (4.85m x 3.02m) Pleasant kitchen space with a range of fitted cabinetry, work surfaces with partially tiled splash backs, single bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, fridge, washing machine, tiled flooring, picture rail, rear facing double glazed window and rear facing single glazed door to the conservatory.



#### INNER HALL

3' 4" x 6' 2" (1.04m x 1.90m) Providing access to all bedrooms/bathroom, loft access point and storage pantry with light.

#### BEDROOM

11' 11" x 10' 11" (3.64m x 3.34m) Lovely spacious bedroom with front facing double glazed bay window, radiator and picture rail.







### **BEDROOM**

10' 11" x 9' 10" (3.33m x 3.00m) Further spacious double bedroom with fitted wardrobes, front facing double glazed bay window, radiator and picture rail.

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7' 5" x 9' 10" (2.28m x 3.02m) Smallest of the three bedrooms with rear facing double glazed window, radiator and picture rail.

### **BATHROOM**

5' 10" x 6' 9" (1.80m x 2.06m) Benefitting from a three piece suite comprising of low flush WC, wash hand basin, bath, partially tiled walls, radiator and rear facing double glazed frosted window.

### **GARDENS & DRIVEWAY**

Superb garden which is both large and mature with a range of different hedges, trees, shrubs and flower beds. The property is private behind the front hedge and benefits from open access to the driveway providing off street parking. The oversize garage is located to the rear of the property. Approximate measurement of the garden is 0.7 of an acre.

### **GARAGE**

Detached oversize garage with inspection pit and benefits from front/rear doors for access.



### **NOTES:**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: D**

**HEATING SYSTEM: GAS FIRED CENTRAL HEATING SYSTEM**

**INSTALLATION DATE: UNKNOWN**

**LAST SERVICE: UNKNOWN**

**SERVICES: MAINS**

### **FURTHER NOTES FOR PURCHASERS:**

**A NUMBER OF CONCRETE BOARDS ARE PLACED IN THE GARDEN ON THE WEST BOUNDARY, THE VENDORS HAVE STATED THAT THESE MAY CONTAIN ASBESTOS AND ARE HAPPY TO DISCUSS REMOVAL IF REQUIRED.**

**THE VENDOR ALSO WISHED TO HIGHLIGHT THAT THERE IS A SURFACE WATER DRAIN WHICH RUNS ALONG THE WEST BOUNDARY AND THERE IS ALSO A VOLTAGE CABLE FROM THE SUBSTATION THAT LEAVES THE GARDEN ON THE NORTH-WEST BOUNDARY DETAILS OF WHICH CAN BE SEEN ON THE DEEDS.**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements