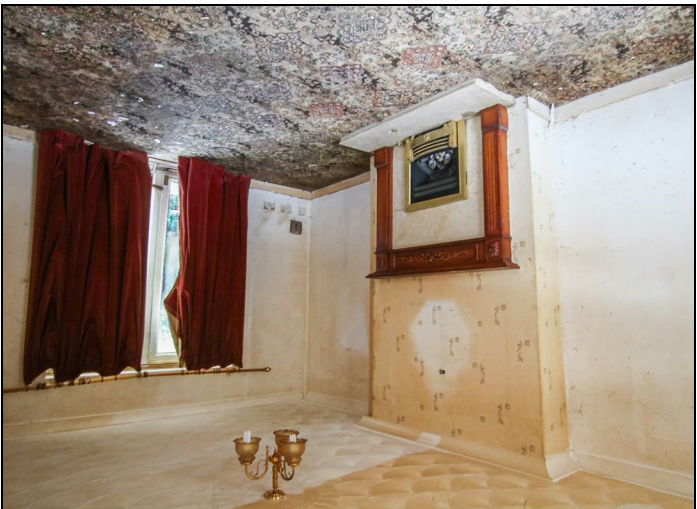




horton knights

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Park Avenue, Armthorpe, Doncaster, DN3 2AY
Offers Around £95,000

A SUBSTANTIAL THREE BEDROOM END OF TERRACED PROPERTY / EXTENSIVE REAR GARDENS / IN NEED OF MODERNISATION / CLOSE TO AMENITIES WITHIN THE VILLAGE / PERFECT FOR AN INVESTOR OR DEVELOPER / THERE WILL BE ON OPEN TO VIEW ON SATURDAY THE 25TH BY APPOINTMENT ONLY

The property is well positioned with a long rear garden which overlooks woodlands to the rear. I n need of renovation, it has a gas central heating system, PVC double glazing and briefly comprises: Entrance Hall, a large lounge stretching the full width of the property, ground floor bathroom, kitchen overlooking the rear garden, first floor landing and three good sized bedrooms two of which are doubles. Outside are the front and a long garden to the rear. Located within the popular village of Armthorpe where there is great access to local amenities including schools, bus routes, shops and supermarkets. Plus good access to the M18/M180/A1 motorway networks.

ACCOMMODATION

A pvc double glazed style front door gives access through into the property's hallway.

ENTRANCE HALL

This has doors leading off to the principle ground floor rooms. It has a central ceiling light, central heating radiator, stairs leading to the first floor accommodation.

LOUNGE

16'7" x 11'05" (5.05m x 3.48m)

This has dual aspect views, pvc double glazed window to the front, pvc sliding doors to the rear. It has a chimney breast with an oak effect Adam style fireplace with brass inset gas fire, central ceiling and central heating radiator.

GROUND FLOOR BATHROOM

This has a 3 piece suite comprising of a panelled bath, wash hand basin and a low flush wc, 2 pvc double glazed windows to the front, vinyl flooring, central heating radiator and splashback tiling.

KITCHEN

13'10" max x 8'8" (4.22m max x 2.64m)

The kitchen is rear facing, pvc door giving access to the rear garden, pvc window overlooking rear garden, central heating radiator, central ceiling light, a range of both base and wall units, stainless steel sink, single bowl with a matching mixer tap.

FIRST FLOOR LANDING

This has a pvc double glazed rear facing window and a central ceiling light.

BEDROOM 1

16'05" x 9'03" (5.00m x 2.82m)

This is a really good size bedroom, dual aspect pvc double glazed window to the front and rear, door to a storage cupboard over the stairs, central heating radiator and a central ceiling light.

BEDROOM 2

11'05" x 8'02" (3.48m x 2.49m)

Again this is front facing and comprises of a storage cupboard over the stairs, pvc double glazed window, central heating radiator and central ceiling light.

BEDROOM 3

8'4" x 8'0" (2.54m x 2.44m)

This has a pvc double glazed window overlooking the rear garden, central ceiling light.

OUTSIDE

To the front there is court yard style garden with a brick wall to the front.

REAR GARDEN

To the rear there are extensive gardens which back on to the woods.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A

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.

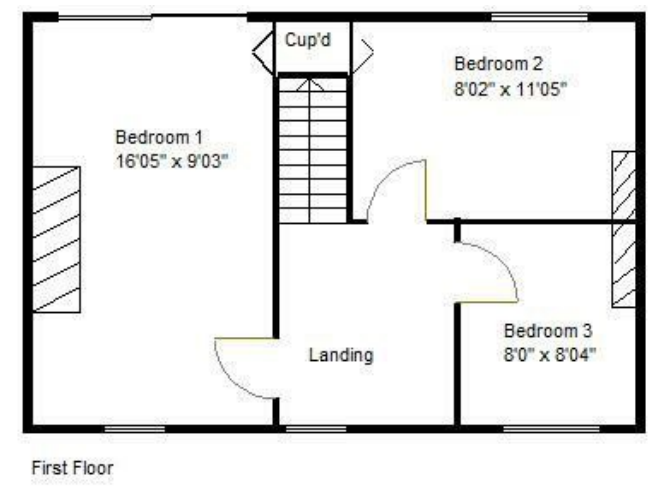
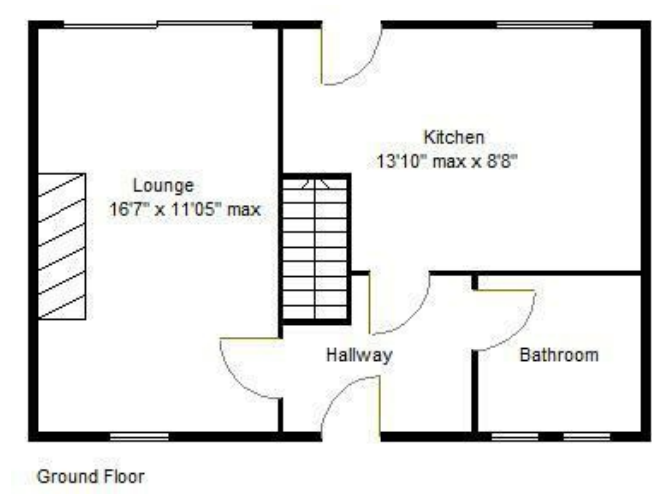
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC