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Harris Road, Armthorpe, Doncaster, DN3 2FE
Offers Over £159,995

A MODERN STYLE 3 BEDROOM SEMI-DETACHED HOUSE WITHIN ARMTHORPE / PVC DOUBLE GLAZED WINDOWS AND GAS FIRED CENTRAL HEATING THROUGH-OUT / GROUND FLOOR WC / LOUNGE / DINING KITCHEN/ 2 GOOD SIZE DOUBLE BEDROOMS AND A SINGLE BEDROOM / SMART WHITE BATHROOM SUITE / AMPLE OFF STREET PARKING / GOOD SIZE REAR GARDEN / NO ONWARD CHAIN / VIEWING HIGHLY RECOMMENDED //

Tucked away in this cul-de-sac in the well regarded residential district of Armthorpe, this modern style semi-detached house benefits from pvc double glazing throughout, gas fired central heating and comprises: Entrance hall, ground floor wc, lounge, dining kitchen, first floor landing, 2 good size double bedrooms and a good size third single bedroom plus a smart bathroom with a white suite. Outside the property has ample off-street parking to the front with an open plan front garden and a good sized enclosed rear garden. Situated where the property is, affords it great access to all of Armthorpe's numerous amenities including schools, bus routes and local shops and supermarkets. All in all, an excellent first time/investment purchase offered with no onward chain as it is currently vacant. Viewing highly recommended.

ACCOMMODATION

A double glazed composite style door gives access to the entrance hall.

ENTRANCE HALL

There is a central heating radiator, grey/dark grey wood effect vinyl floor covering and a door leading to the ground floor wc.

GROUND FLOOR WC

This is fitted with a white low flush wc with push button flush, pedestal wash hand basin with tiled splashbacks and matching tiled window sill, a pvc double glazed window to the front and a dark grey wood style vinyl floor covering.

OPEN PLAN LIVING ROOM

15'9" x 15'0" (4.80m x 4.57m)
This is a good size lounge with a pvc double glazed window to the front elevation, 2 x central heating radiator, stairs rising to the first floor and a further pvc double glazed window to the side elevation.

DINING KITCHEN

15'0" x 8'3" (4.57m x 2.51m)
The kitchen is fitted with a wall mounted cupboards and base units with a square edge work surface incorporating a single bowl stainless sink. There is a brushed stainless steel electric fan assisted oven with a matching 4-ring gas hob and a brushed stainless steel extractor hood above, one of the kitchen units also houses the gas central heating boiler. There is dark grey tile effect vinyl floor covering, plumbing for a washing machine with appliance recess, dining space, double panel radiator, extractor fan. There is a large walk-in downstairs storage cupboard, a pvc

double glazed window to the rear and pvc French style doors leading into the rear garden.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side elevation, a loft hatch giving access to the roof space and doors leading off to the remaining accommodation.

BEDROOM 1

13'6" x 8'6" (4.11m x 2.59m)
This is good size double room with a pvc double glazed window to the front and central heating radiator plus fitted wardrobes and overhead cupboards providing ample hanging rail and storage space.

BEDROOM 2

10'8" x 8'6" (3.25m x 2.59m)
Another double room with a pvc double glazed window enjoying the view over the rear garden and a central heating radiator.

BEDROOM 3

10'4" x 6'2" (3.15m x 1.88m)
This is a good size for a third bedroom and has a pvc double glazed window to the front and a central heating radiator.

HOUSE BATHROOM

This is fitted with a 3-piece white suite comprising of: low flush wc, wash hand basin set into a vanity unit and a panelled bath with a mains plumbed shower and marble effect bath panel. There is a pvc double glazed window to the rear, tiling to the bathing and splashback areas, central heating radiator, extractor fan, shaving socket and a dark grey tile effect vinyl floor covering.

OUTSIDE

To the front of the property there is an open plan lawned garden with a paved access pathway and a tarmac driveway providing off street parking for 2 vehicles. The tarmac driveway continues to the side of the property where there is a side gate gives access into the rear garden.

REAR GARDEN

This has a paved patio leading to a lawned area with concrete posts and timber fencing to the outer boundary. There is an external water tap and light laid on.

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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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

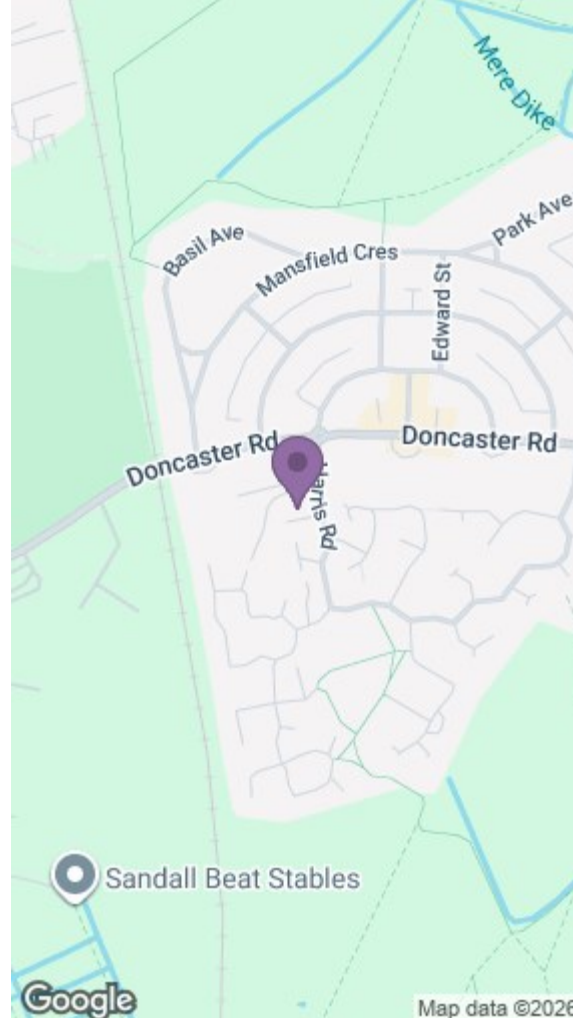
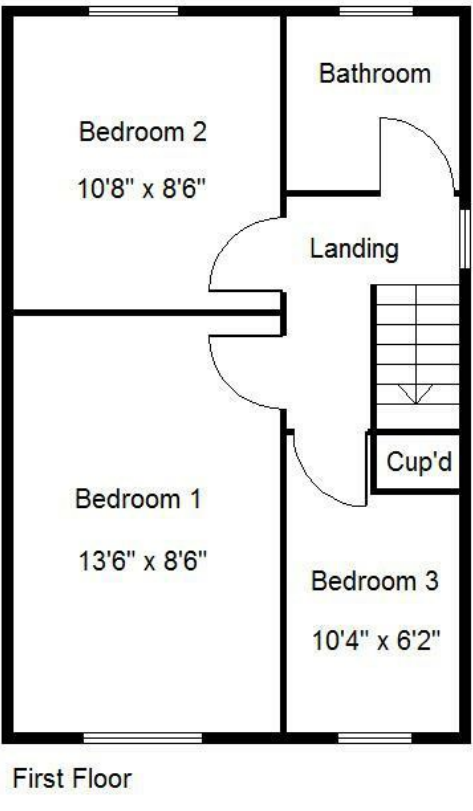
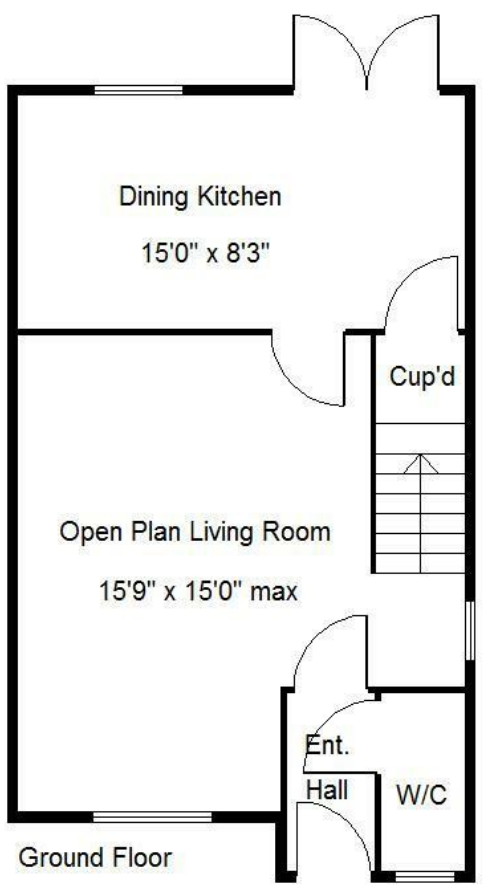
contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3 : 0 0 S u n d a y
www.hortonknights.co.uk

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ADVICE - With so many mortgage

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		