

horton knights of doncaster

35 Sycamore Avenue, Armthorpe, Doncaster, Yorkshire, DN3 3HQ



SMARTLY PRESENTED 2 BEDROOM SEMI-DETACHED BUNGALOW / PVC DOUBLE GLAZING / GCH / 2 DOUBLE BEDROOMS / FITTED KITCHEN / FAMILY BATHROOM / DRIVEWAY / DETACHED GARAGE / CLOSE TO AMENITIES / INTERNAL VIEWING RECOMMENDED

The property benefits from upvc double glazing, gas central heating system and comprises: Entrance hall, dining kitchen, two double bedrooms and a family bathroom. Outside there are attractive gardens to the front and rear, with a large driveway and a detached garage with storage facility. The property is well-placed for access to local amenities, including shops and schools. Internal viewing is recommended.

£850 PCM

ACCOMMODATION

A pvc half glazed entrance door gives access into the properties hallway.

ENTRANCE HALL

This has a central heating radiator and a central ceiling light. Doors leading off to principle rooms.

BEDROOM 1

The bedroom is front facing, pvc double glazed window, central heating radiator and a central ceiling light.

BEDROOM 2

This has a pvc double glazed window, central heating radiator and a central ceiling light.

LIVING ROOM

This is rear facing, pvc double glazed window, Adams style fire surround with an electric inset fire, central heating radiator and a central ceiling light.

BATHROOM

The bathroom comprises of a 3-piece white suite, low flush wc, pedestal wash hand basin with a mixer tap, a bath with a hand-wash shower attachment, pvc double glazed window, central ceiling light and a towel rail/radiator.

KITCHEN

This has a smart range of both base and wall units with complimentary work surface, gas single oven, ceramic 4-ring hob with a complimentary stainless steel chimney style extractor hood. It has a 1½ bowl stainless steel sink unit with a mixer tap. There is also a pvc double glazed window, half glazed pvc door giving access to the rear of the property, central heating radiator and a central ceiling light.

OUTSIDE

To the front of the property there is a large garden with plenty of space for off-street parking.

REAR GARDEN

To the rear there is a large substantial private garden with fencing to the perimeters and a garage.

LETTINGS AGENTS NOTES

Available subject to satisfactory referencing.


All mains services are connected, unless otherwise stated.

Tenants will be responsible for the payment of utility bills including council tax.

Council Tax Band B

VIEWING: By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

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

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	