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Harris Road, Armthorpe, Doncaster, DN3 2FE  
Offers Around £170,000

**A MODERN STYLE 3 BEDROOM TOWN HOUSE / PVC DOUBLE GLAZED WINDOWS AND GAS FIRED CENTRAL HEATING / GROUND FLOOR WC / LOUNGE / DINING KITCHEN/ 2 GOOD SIZE DOUBLE BEDROOMS AND A SINGLE BEDROOM / SMART WHITE BATHROOM SUITE / REAR GARDEN / NO ONWARD CHAIN / VIEWING HIGHLY RECOMMENDED //**

Tucked away in this small cul-de-sac on this popular development a modern style 3 bedroom town house. It benefits from pvc double glazing, 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 enclosed rear garden. There is good 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 composite type double glazed entrance door leads into an entrance hall.

**ENTRANCE HALL**

This is finished with a laminate floor covering, a central heating radiator, a coat rail, ceiling light and a door to a ground floor WC.

**GROUND FLOOR WC**

This is fitted with a modern two-piece white suite that comprises of a low flush WC, a corner wash-hand basin, tiled splash back, a PVC double glazed window, central heating radiator, vinyl floor covering and a ceiling light.

**LOUNGE**

**15'9" x 12'3" (4.80m x 3.73m)**

This is a good sized square shaped room. It has a PVC double glazed window to the front, a fireplace with an electric fire inset, a central heating radiator and a continuation of the laminate flooring. A staircase gives access to the first floor and there is a door leading into the dining kitchen.

**DINING KITCHEN**

**15'0" x 8'3" (4.57m x 2.51m)**

This is fitted with a range of high and low-level units finished with a timber case cabinet door and a contrasting work surface. There is a four-ring gas hob, an integrated oven, extractor hood, single drainer, stainless steel sink unit with a mixer tap. There is a recess suitable for a washing machine and a further space for a tall fridge freezer. Within the kitchen area there is a vinyl floor covering and within the dining area there is a laminate floor. It has a

double panelled central heating radiator, a built-in understairs storage cupboard and PVC double glazed double opening doors which lead into the property's rear garden.

**FIRST FLOOR LANDING**

There is a central heating radiator, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'6" x 8'6" (4.11m x 2.59m)**

This is a good-sized double bedroom. It has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

**BEDROOM 2**

**10'8" x 8'6" (3.25m x 2.59m)**

A second double bedroom, it had a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**10'4" x 7'0" (3.15m x 2.13m)**

A single size bedroom. It has a PVC double glazed window to the front, a central heating radiator and a built-in cupboard which houses a pressurised hot water cylinder which supplies the domestic hot water and central heating systems.

**HOUSE BATHROOM**

This is fitted with a three-piece white suite that comprises of a panelled bath with a shower mixer over including a shower curtain and rail. There is wash-hand basin set into a vanity unit and a low flush WC. There is a central heating radiator, vinyl flooring covering, a PVC double-glazed window, an extractor fan and a ceiling light.

**OUTSIDE**

To the front of the property there is a forecourt garden.

**REAR GARDEN**

To the rear there is an enclosed paved low maintenance garden. There is an allocated parking space.

**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, O2 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.

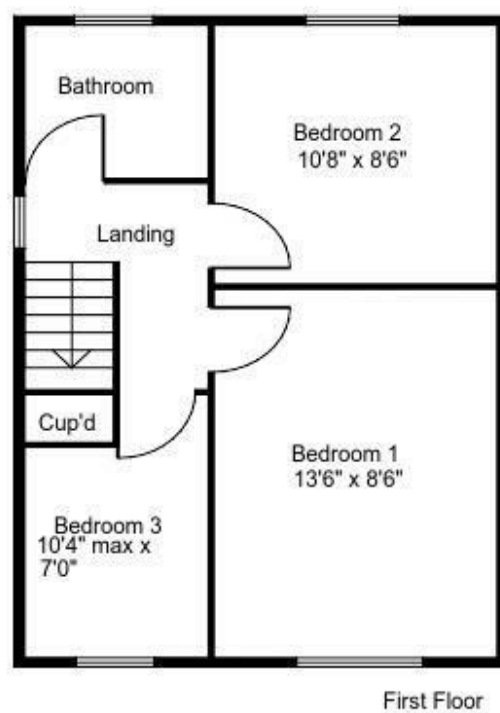
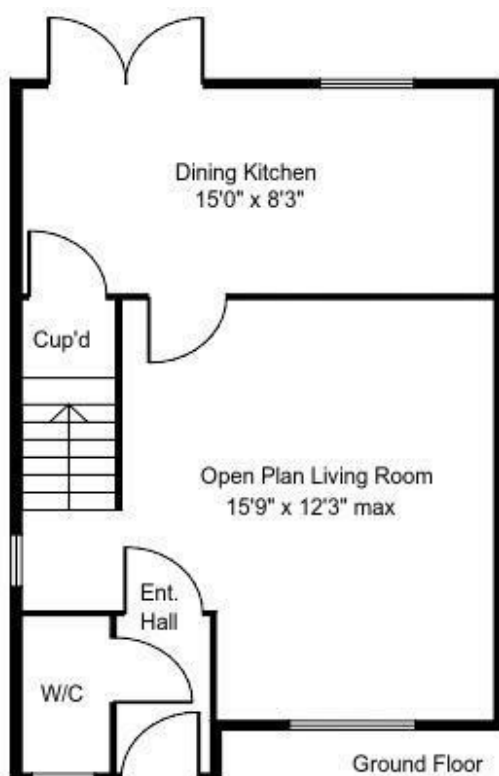
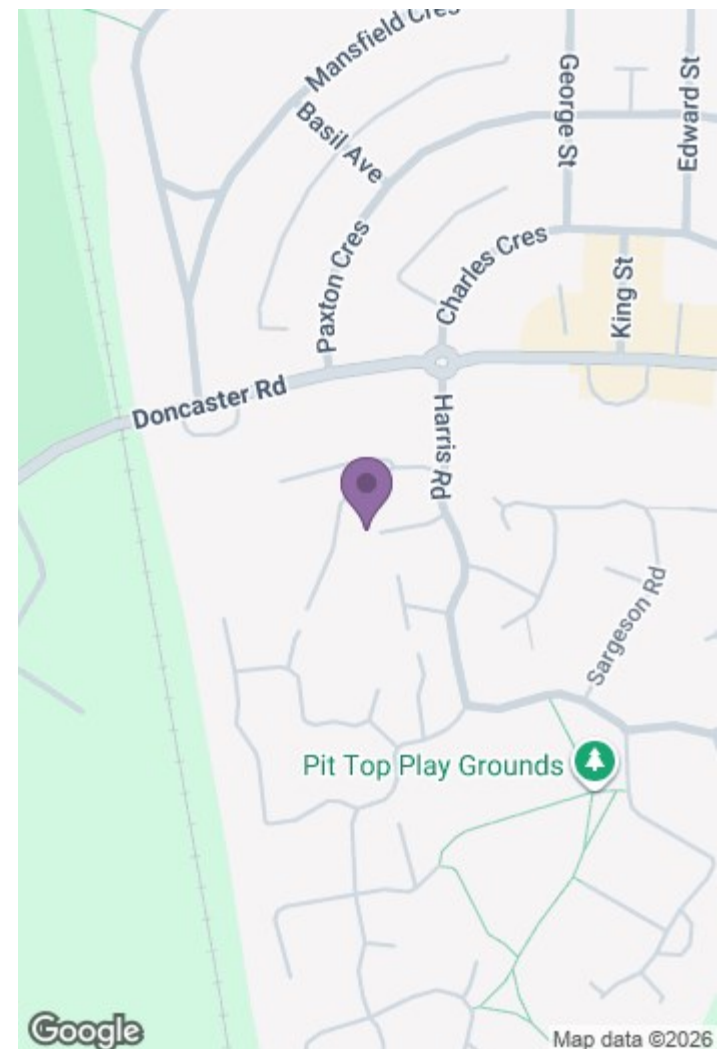
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	