





A SUPERB TWO BEDROOM MID TERRACED HOME IN THE HEART OF ARMTHORPE. This lovely home has been updated and modernised to a fantastic standard, that will please all buyers. Just a short walk to the local shops and the M18 access within two miles, it really does have plenty to offer. You will not be disappointed when you see the quality of the finish and in brief it comprises of entrance hall, living room with French doors to the garden, open plan beautiful modern kitchen that offers the WOW factor, landing, two double bedrooms and a simply fabulous bathroom which offers a quality finish. **A PROPERTY THAT HAS BEEN MUCH IMPROVED AND ONLY VIA AN INTERNAL INSPECTION WILL IT BE FULLY APPRECIATED.**

ENTRANCE HALL

3' 10" x 3' 10" (1.17m x 1.18m) This wonderful house is accessed via the front facing double glazed frosted door to the entrance hall, with tiled flooring and stairs leading to the first floor landing.

LIVING ROOM

16' 0" x 9' 8" (4.88m x 2.95m) A stunning bright living space with a built in entertainment storage unit, with feature alcoves and space for a wall mounted television, spotlights to the ceiling, front facing double glazed window, rear facing double glazed French doors to the patio and wood effect tiled flooring.

KITCHEN/DINER

15' 10" x 10' 4" (4.84m x 3.15m) A fabulous open plan kitchen/dining area which has been upgraded to a lovely standard with fitted gloss finished units at eye and base level, square edge work surfaces, incorporating a single and half bowl sink with drainer unit, four ring electric induction hob with extractor hood above, single electric oven, space



for an American style fridge/freezer and benefits from plumbing behind, integrated dishwasher, plumbing for a washing machine, partially tiled splash backs above the surfaces, radiator, front facing double glazed window, rear facing double glazed window, rear facing double glazed frosted door, storage cupboard and a storage room with rear facing double glazed window and further tiled flooring.

STAIRS

Leading from the entrance hallway to the landing.

LANDING

6' 2" x 3' 11" (1.90m x 1.21m) With a rear facing double glazed window and spotlights to the ceiling.

BEDROOM

10' 7" x 16' 2" (3.24m x 4.94m) A stunning double bedroom with fitted wardrobes and storage, storage cupboard, two radiators, front facing double glazed window and a rear facing double glazed window.

BEDROOM

11' 3" x 7' 10" (3.43m x 2.41m) Further spacious bedroom located to the front of the property with front facing double glazed window, radiator and a storage cupboard benefitting from shelving.

BATHROOM

7' 9" x 8' 8" (2.37m x 2.66m) The wow factor of the property with a modern three piece suite comprising of a low flush WC, feature oversize floating wash hand basin, L-shaped bath with shower screen mounted above, dual shower head, storage alcove and mirror above the wash hand basin, spotlights to the ceiling, heated towel radiator, tiled flooring, tiled walls and a rear facing double glazed frosted window.







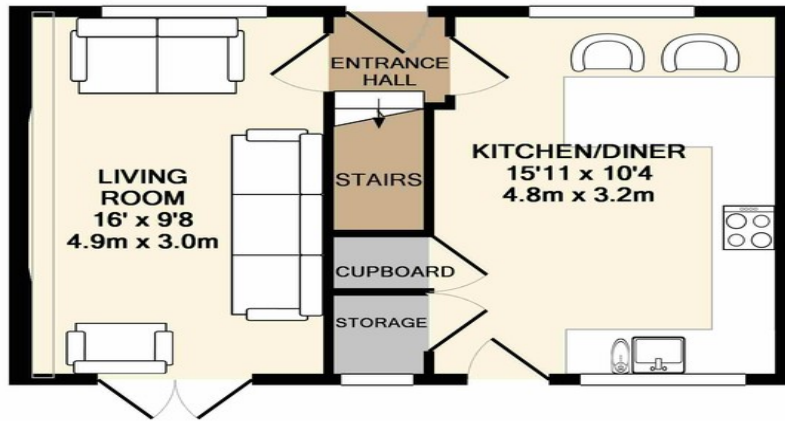
FRONT GARDEN

A cobbled effect decorative concrete driveway offering off street parking, wall enclosure to the front and fenced to the side, plus also benefits from shared side access to the rear garden.

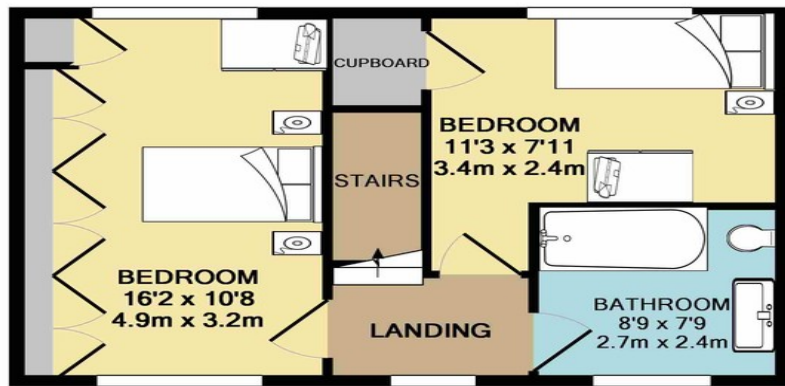
REAR GARDEN

The Indian stone patio offers the perfect space for enjoying those summer barbecues, the majority of the garden is laid to lawn and benefits from a fence enclosure.





GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	