





THREE BEDROOM PROPERTY IN ARMTHORPE, RENOVATED AND MODERNISED TO A GREAT STANDARD. This move in ready home has been updated throughout, to provide the perfect family home. Beautifully presented is the only way to describe this house and one that you will not want to miss. In brief it comprises of entrance hall, living room with French doors to the garden, open plan kitchen/breakfast area, landing, three bedrooms, bathroom, off street parking on the driveway and large front/rear gardens. NEW KITCHEN, NEW BATHROOM, NEW WINDOWS, NEW HEATING SYSTEM & FRESH DECOR THROUGHOUT... A GREAT BUY.

ENTRANCE HALL

3' 7" x 3' 4" (1.10m x 1.04m) A simply stunning property that has had face-lift to provide a fresh modern family home in the heart of Armthorpe, which is entered via a front facing double glazed door to the entrance hallway, stairs to the first floor landing and an alarm system.

LIVING ROOM

11' 4" x 15' 11" (3.47m x 4.87m) Wonderful reception room with feature decorative open fireplace benefitting from exposed brick, rear facing double glazed French doors lead to the garden, front facing double glazed window, coving to the ceiling and a radiator.



KITCHEN/BREAKFAST ROOM

16' 0" x 9' 7" (4.88m x 2.93m) Providing the WOW factor is the modern fitted kitchen/breakfast area which is beautifully presented and offers fitted kitchen units at eye and base level, square edge work surfaces incorporating a single bowl sink with drainer, four ring electric induction hob with modern central extractor fan, double electric oven, space for a fridge, space for a freezer, space for a wine cooler,

spotlights to the ceiling, coving to the ceiling, rear facing double glazed window, rear facing double glazed door, front facing double glazed window and a breakfast bar.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 4" x 4' 0" (2.87m x 1.23m) Generous landing area with views over the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

11' 6" x 10' 3" (3.51m x 3.14m) Located to the front of the property is the largest bedroom with front facing double glazed window, coving to the ceiling, radiator and a storage cupboard holding the boiler unit.

BEDROOM

10' 5" x 8' 1" (3.19m x 2.47m) Benefitting from a front facing double glazed window, radiator, loft access point and coving to the ceiling.

BEDROOM

11' 9" x 7' 10" (3.59m x 2.40m) The third bedroom is again spacious and overlooks the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.

BATHROOM

8' 1" x 5' 3" (2.48m x 1.61m) Fantastic modern three piece suite with feature wall tiling comprising of a low flush WC, wash hand basin, L-shaped bath with shower screen mounted above, electric shower unit, heated towel radiator, spotlights to the ceiling, tiled flooring, tiled walls and a rear facing double glazed frosted window.







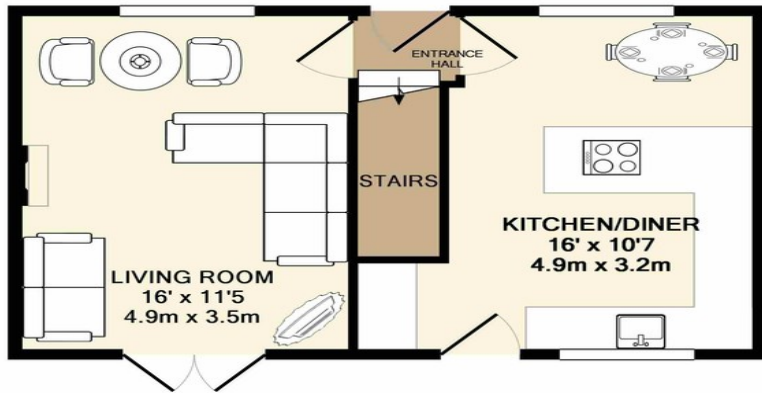
FRONT GARDEN & DRIVEWAY

A slate driveway offering off street parking, small laid to lawn area, fence/wall partial enclosure and side access to the rear garden.

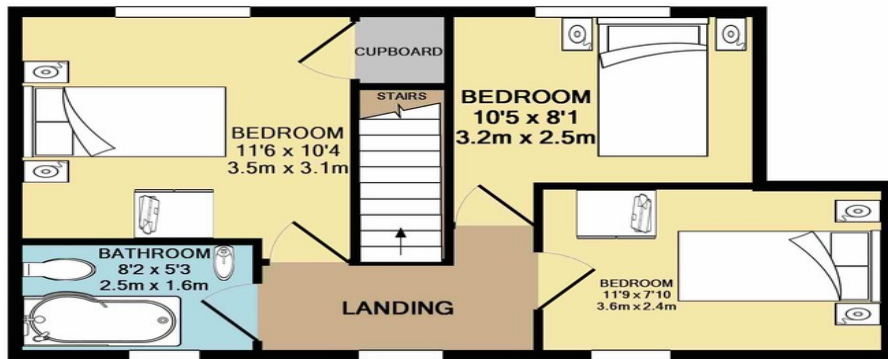
REAR GARDEN

Large rear garden which is partially fence enclosed.





GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	