





EXCEPTIONALLY WELL PRESENTED THREE BEDROOM MID TOWN HOUSE THAT WILL IMPRESS ALL BUYERS. This delightful home is deceptively spacious and has been stylishly decorated to provide a beautiful property that should be top of your list to view.

The property is leasehold, with 140 years left on the lease at a cost of £150 per annum in total. The spacious accommodation briefly comprises of entrance hall, WC, living room, kitchen/dining area, stairs, landing, master bedroom with ensuite shower room, two further bedrooms and a bathroom. **AVAILABLE WITH NO ONWARD CHAIN.**

ENTRANCE HALL

3' 4" x 4' 4" (1.02m x 1.34m) This property would ideally suit a first time buyer or family and is positioned in a pleasant estate within Armthorpe just a short distance to local amenities and M18 access. On entering the house via the front facing double glazed door, leading to the entrance hallway, there is further access to the living room and WC. The entrance area benefits from tiled flooring and a radiator.

WC

2' 9" x 5' 9" (0.84m x 1.77m) A useful downstairs WC, comprising of a low flush WC, wash hand basin, radiator, tiled flooring, extractor fan and a front facing double glazed frosted window.

LIVING ROOM

17' 8" x 15' 0" (5.41m x 4.58m into stairs) Lovely open plan reception space which includes the stairs to the first floor and access to the kitchen/diner. This lovely bright room has been redecorated to provide the perfect living room to sit and relax in, with front facing double glazed window, two radiators, television point and a telephone point.



KITCHEN/DINER

14' 11" x 8' 11" (4.57m x 2.72m) Fabulous open plan kitchen/diner with rear facing double glazed French doors opening out onto the nicely landscaped rear garden, rear facing double glazed window, fitted kitchen units at eye and base level, rolled top surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, electric single oven, space for a fridge/freezer, plumbing for a washing machine, tiled flooring and a storage cupboard beneath the stairs.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

Providing access to the three bedrooms/bathroom and also benefitting from a loft access point, plus a storage cupboard

MASTER BEDROOM

11' 8" x 8' 5" (3.58m x 2.59m) Wonderful bright master bedroom with door to the ensuite shower room, front facing double glazed window and a radiator.

ENSUITE

Beautifully presented ensuite shower room that is stylishly decorated and comprises of a low flush WC, wash hand basin within a vanity unit, shower cubicle, tiled flooring, partially tiled walls and an extractor fan.

BEDROOM

10' 2" x 8' 5" (3.10m x 2.59m) The second bedroom overlooks the rear garden via the rear facing double glazed window, with a radiator and a television point.







BEDROOM

8' 10" x 6' 2" (2.70m x 1.90m) Positioned at the front of the property with front facing double glazed window and a radiator.

BATHROOM

6' 2" x 5' 6" (1.90m x 1.70m) The bathroom offers a three piece suite comprising of a wash hand basin within a vanity storage unit, low flush WC, bath, tiled flooring, partially tiled walls, extractor fan and a rear facing double glazed frosted window.



FRONT GARDEN & PARKING

With open access to the driveway providing off street parking for two cars and a small laid to lawn area.

REAR GARDEN

Fence enclosed well maintained garden with rear gated access, mainly laid to lawn, surrounding slate beds and a paved patio, perfect for enjoying those sunny days.

LEASEHOLD DETAILS

140 years left on the lease.

Ground rent is £150 per annum and no further charges.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C	78	
(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		92
(81-91) B		
(69-80) C	80	
(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	