







**A STUNNING PROPERTY THAT HAS BEEN EXTENDED AND MUCH IMPROVED, WITH LARGE GARDEN AND THREE BEDROOMS.** This beautiful home offers a spacious family house that will impress all buyers, the house has been lovingly presented and extended to provide fabulous open plan living accommodation. In brief this delightful property comprises of entrance hall, living room, open plan kitchen/dining area with window seat, stairs to the first floor landing, three bedrooms, bathroom, loft access and loft storage space with WC. **A FANTASTIC BUY AND DEFINITELY NOT TO BE MISSED.**

#### **ENTRANCE HALL**

7' 3" x 3' 2" (2.22m x 0.98m) Providing access to this superb mid terraced house in the heart of Armthorpe via the front facing double glazed door to the entrance hallway, wood flooring, feature glass block wall to the living space, front facing double glazed window, side facing double glazed window and open access to the kitchen/dining area.



#### **LIVING ROOM**

7' 10" x 15' 10" (2.39m x 4.85m) Beautiful living room with rear facing double glazed French doors to the garden, feature fireplace with electric freestanding fire, television point, telephone point, spotlights to the ceiling, wood flooring and stairs to the first floor landing.



### **KITCHEN/DINER**

20' 1" x 9' 5" (6.14m x 2.88m) A fabulous open space including a window seat within the front facing double glazed bay window, rear facing double glazed window, rear facing double glazed door, storage cupboard beneath the stairs, modern kitchen with fitted units at eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor hood above, single electric oven, space for a freestanding fridge/freezer, partially tiled walls above the work surfaces, spotlights to the ceiling, central storage/breakfast bar, integrated dishwasher and open access to the dining area/living room.

### **STAIRS**

Leading from the reception room to the first floor landing.

### **LANDING**

10' 4" x 5' 11" (3.17m x 1.81m) Offering access to the bedrooms/bathroom and benefiting from, radiator, rear facing double glazed window, plus spiral stairs to the loft storage space.

### **BEDROOM**

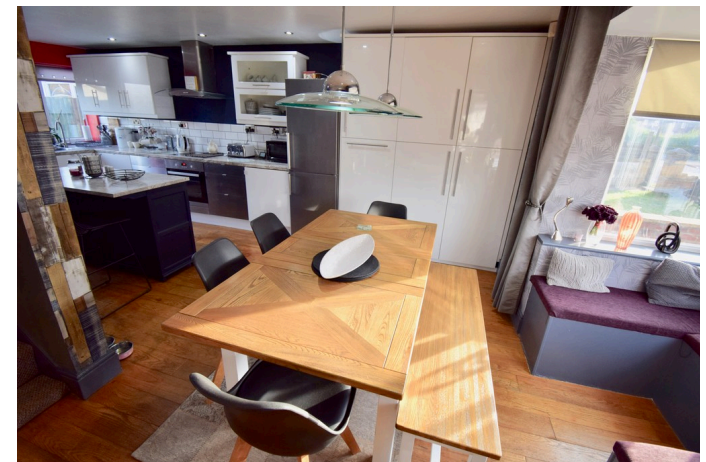
14' 1" x 9' 5" (4.30m x 2.88m) Wonderful double bedroom with fitted wardrobes, spotlights to the ceiling, front facing double glazed window, coving to the ceiling and a radiator.

### **BEDROOM**

10' 4" x 9' 6" (3.17m x 2.90m) Further double bedroom overlooking the rear garden via the rear facing double glazed window, vertical radiator, laminate flooring and coving to the ceiling.











### **BEDROOM**

8' 3" x 7' 10" (2.54m x 2.39m) Positioned at the front of the property the smallest of the three bedrooms has a front facing double glazed window, radiator, dado rail and coving to the ceiling.

### **BATHROOM**

7' 3" x 7' 6" (2.23m x 2.31m) A stunning bathroom with a four piece bath suite comprising of a low flush WC, wash hand basin, bath, corner luxury shower cubicle with body jets/seat, spotlights to the ceiling, tiled walls, heated towel radiator, extractor fan and a rear facing double glazed frosted window.



### **SPIRAL STAIRCASE TO LOFT SPACE**

Leading from the landing to the loft storage space.

### **LOFT STORAGE SPACE/WC**

Providing a storage space and further WC, plus benefitting from three double glazed windows.

### **FRONT PARKING AREA**

Partially wall enclosed parking area with decorative concrete area for vehicles and a shared side access gate to the rear garden.



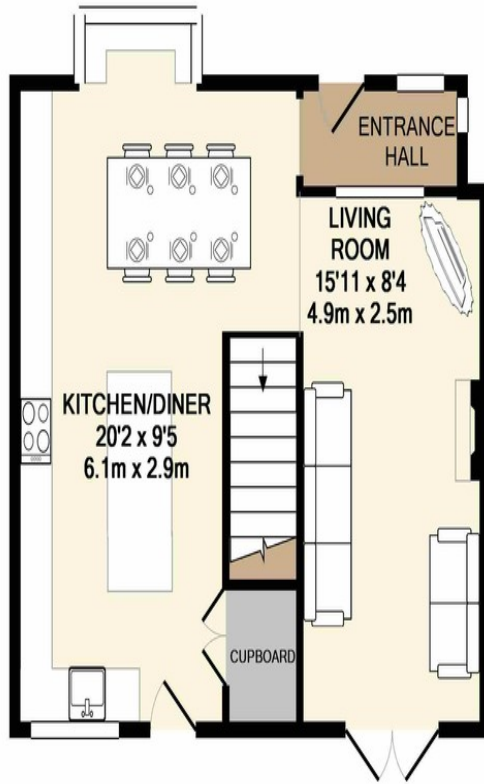
### **REAR GARDEN**

A long garden which is mainly laid to lawn with a fence enclosure, paved patio, gravelled area, summerhouse and double gates to the rear for further off street parking.

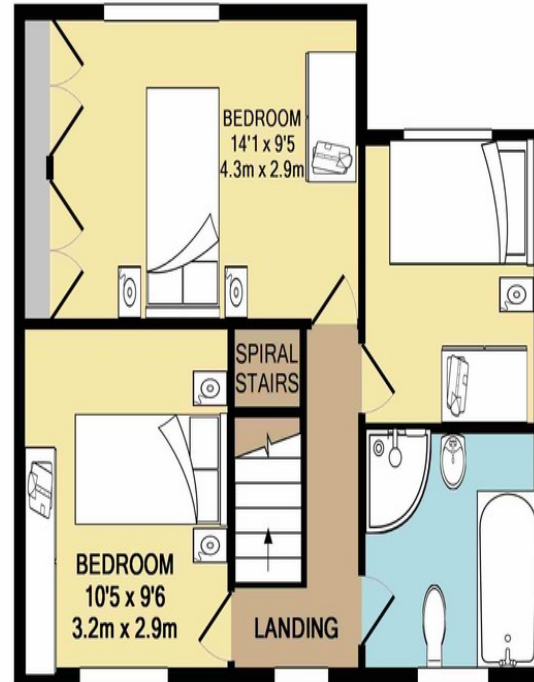
### **GARAGE**

Accessed via the rear gates of the property, providing a garage space with rear separate storage room and a mechanics pit with power supply.





GROUND FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.8 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
<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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	