





SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH BEAUTIFUL OPEN PLAN KITCHEN/DINING AREA. This delightful family home in Armthorpe is now available for sale and has plenty to offer all buyers looking for DN3. In brief the house comprises of entrance hallway, living room, kitchen/diner, utility room, stairs, landing, three bedrooms, bathroom, separate WC, front and rear gardens. **A GREAT BUY AND ONE TO BE VIEWED EARLY TO AVOID DISAPPOINTMENT.**

ENTRANCE HALL

5' 10" x 13' 6" (1.78m x 4.14m) The property is accessed from the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, stairs to the first floor, coving to the ceiling and a storage cupboard beneath the stairs.

LIVING ROOM

13' 2" x 10' 11" (4.02m x 3.34m) Positioned to the front of the property providing a nice bright living space with front facing double glazed window, radiator, laminate flooring and coving to the ceiling.



KITCHEN/DINER

11' 0" x 17' 3" (3.36m x 5.27m) A beautiful open plan kitchen/diner with single glazed access door to the lean to utility room, fitted kitchen units at base level, rolled top work surfaces incorporating a single bowl sink with drainer unit, space for a cooker with electric hob, space for a fridge/freezer, partially tiled splash backs, radiator, coving to the ceiling, wall mounted cupboard, further storage cupboard, space beneath the stairs, front facing double glazed window and rear facing double glazed window.

UTILITY SPACE

5' 9" x 13' 5" (1.77m x 4.10m) Accessed via the kitchen providing storage/utility space, side facing double glazed frosted door, radiator, rolled top work surface, laminate flooring and two rear facing windows.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

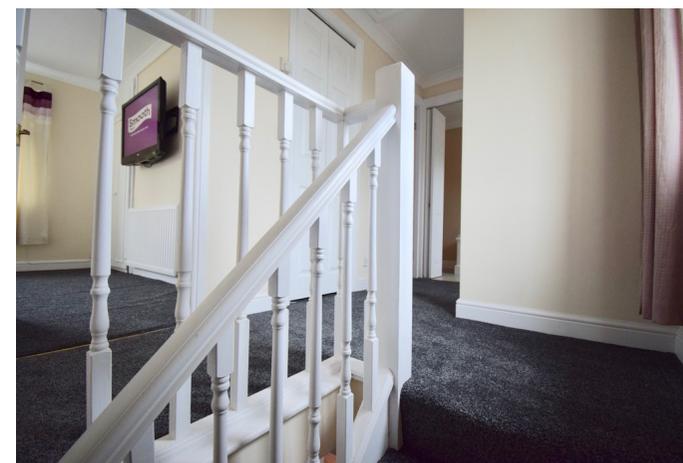
Providing access to all bedrooms/bathroom/WC, rear facing double glazed window, storage cupboard, loft access point and coving to the ceiling.

BEDROOM

11' 1" x 8' 7" (3.39m x 2.62m) Spacious double bedroom with plenty of storage space in the fitted wardrobes and built in cupboards, front facing double glazed window and a radiator.

BEDROOM

7' 3" x 9' 9" (2.23m x 2.98m) Another bedroom with fitted wardrobes, front facing double glazed window and a radiator.







BEDROOM

8' 5" x 6' 6" (2.57m x 1.99m) Located at the rear of the property overlooking the garden via the rear facing double glazed window, radiator, storage cupboard and coving to the ceiling.

BATHROOM

9' 9" x 4' 6" (2.98m x 1.38m) Great size bathroom with rear facing double glazed frosted window, wash hand basin, bath with shower screen mounted above, electric shower unit, partially tiled walls, coving to the ceiling, spotlights and a heated towel radiator.



WC

4' 4" x 2' 8" (1.33m x 0.82m) A separate WC with low flush WC, radiator, tiled walls, coving and a rear facing double glazed frosted window.

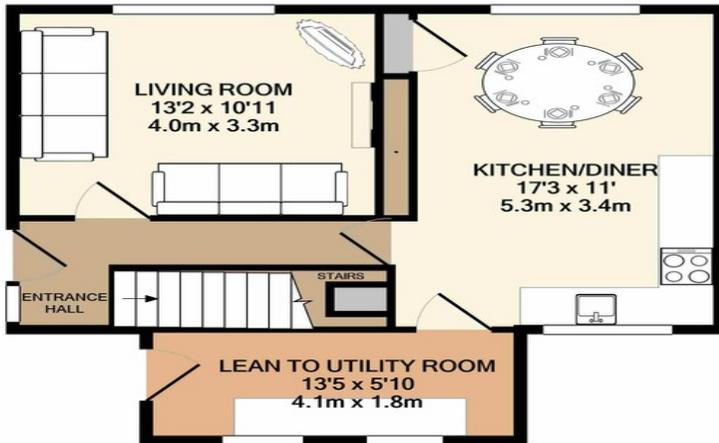
FRONT GARDEN

Paved area with wall/fence enclosure, double gates to the front and provides side access to the rear garden.

REAR GARDEN

Lovely large rear garden that is mainly laid to lawn with paved patio, border wall, further raised lawn, fence enclosure and a shed.





GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 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.

