





FANTASTIC TWO BEDROOM PROPERTY NOW AVAILABLE FOR SALE ON A POPULAR ARMTHORPE ESTATE. This delightful two bedroom modern mid terraced house is both deceptively spacious and beautifully presented throughout. An ideal first time purchase or potential investment this will not disappoint. In brief it comprises of entrance hallway, WC, living/dining room, kitchen, stairs, first floor landing, two bedrooms, bathroom, allocated parking space and rear enclosed garden. **A LOVELY HOME & AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE HALL

6' 1" x 12' 5" (1.87m x 3.81m) Providing access to this lovely home in Armthorpe via the front facing double glazed frosted door to the entrance hallway, stairs to the first floor landing, radiator, storage cupboard beneath the stairs and a telephone point.

WC

Benefitting from a low flush WC and a wash hand basin.

LIVING/DINING ROOM

12' 6" x 11' 5" (3.83m x 3.50m) Positioned at the rear of the property overlooking the garden via the rear facing double glazed French doors, two rear facing double glazed windows, radiator and a television point.



KITCHEN

6' 2" x 8' 9" (1.88m x 2.69m) Nicely presented kitchen with fitted units at eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, electric single oven, plumbing for a washing machine, space for a fridge/freezer, partially tiled walls, radiator and a front facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 4' 10" (1.96m x 1.49m) Providing access to both bedrooms/bathroom and benefits from a loft access point.

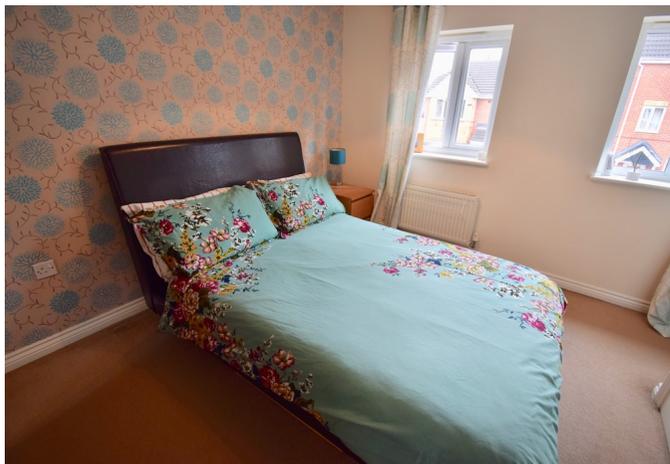
BEDROOM

9' 1" x 12' 2" (2.79m x 3.73m) Spacious double bedroom with two front facing double glazed windows, radiator and a storage cupboard above the stairs.

BEDROOM

6' 9" x 11' 9" (2.06m x 3.60m) Further generous bedroom with rear facing double glazed window and a radiator.







BATHROOM

5' 6" x 8' 2" (1.68m x 2.51m) Beautifully presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with a shower screen mounted above, shower attachment, partially tiled walls, radiator, extractor fan and a rear facing double glazed frosted window.



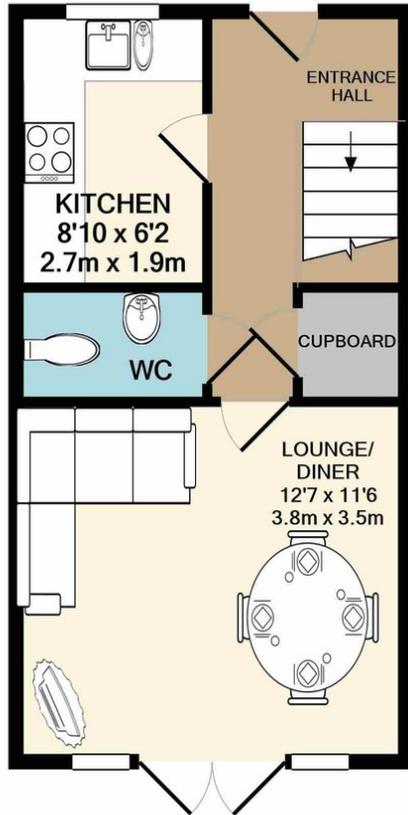
ALLOCATED PARKING

One single allocated parking space to the side of the property.

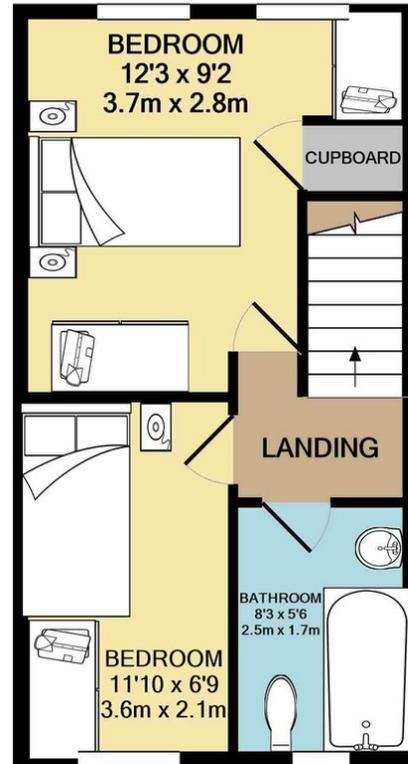
REAR GARDEN

Fence enclosed garden which is mainly laid to lawn and includes a shed.





GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(27.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 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

