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Hatfield Lane, Armthorpe, Doncaster, DN3 3HB  
Offers Over £140,000

**A 2 BEDROOM SEMI DETACHED BUNGALOW / GOOD SIZED GARDENS / REAR CONSERVATORY / AMPLE PARKING AND GARDENS / SOUGHT AFTER ROADWAY // WITH VACANT POSSESSION.**

Located on this popular roadway, a 2 double bedroom semi detached bungalow close to amenities and therefore viewing is recommended. Gas radiator central heating system via a combination type boiler, PVC double glazing installed in 2018 including the conservatory and briefly comprises: Entrance porch/utility, rear facing lounge with a PVC conservatory off, fitted kitchen, inner lobby, 2 double bedrooms and a shower room. Outside are larger than average gardens, the front offers additional parking and the rear is nicely enclosed. Well placed with access to Armthorpe centre, M18 and M180 motorway networks, viewing is HIGHLY recommended.

**ACCOMMODATION**

A PVC double glazed entrance door leads into the property's entrance/ utility porch.

**ENTRANCE AND UTILITY AREA**

This has a PVC double glazed window to the side, a ceiling light, plumbing for an automatic washing machine and room for a tumble dryer. A PVC double glazed exterior type door gives access into the kitchen.

**FITTED KITCHEN**

**11'0" x 9'8" (3.35m x 2.95m)**

This is fitted with a range of high and low level units finished with high gloss cabinet doors, a contrasting work surface, there is a single drainer 1 1/2 bowl stainless steel sink unit, a recess suitable for a gas cooker with an extractor hood above and a further recess suitable for a tall fridge freezer. There is a vinyl floor covering, a PVC double glazed window, a central ceiling light and a door to the inner lobby.

**INNER LOBBY**

There is a double panel central heating radiator, an access point into the loft space, a ceiling light and a door to an inbuilt cupboard which provides storage.

**LOUNGE**

**14'3" x 11'0" (4.34m x 3.35m)**

A rear facing reception room, it has double glazed sliding patio doors which give access into the conservatory, a double panel central heating radiator, coving, a central ceiling light and a built in cupboard set to the chimney recess.

**CONSERVATORY**

**8'6" x 7'6" (2.59m x 2.29m)**

PVC double glazed with double opening doors into the rear garden.

**BEDROOM 1**

**11'0" x 10'10" (3.35m x 3.30m)**

A large double bedroom, it has a PVC double glazed window with an outlook to the front, a central heating radiator, a central ceiling light and a range of fitted wardrobes spanning the length of one wall.

**BEDROOM 2**

**13'8" max x 9'0" (4.17m max x 2.74m)**

A good sized second double room, it has 3 PVC double glazed windows including a feature circular window, a double panel central heating radiator and a central ceiling light.

**SHOWER ROOM**

**6'10" x 6'0" (2.08m x 1.83m)**

Originally a bathroom, it has now been upgraded to create a more modern shower room, there is a large shower enclosure with a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C. There is tiling to the four walls with coordinating floor tiles, a central heating radiator, a PVC double glazed window and a central ceiling light.

**OUTSIDE**

To the front of the property, there is a good sized garden area, this has ornamental walling and fencing to the side perimeters, a long driveway providing car standing and a large pebbled area which can provide additional off road parking if required. There is access along the side of the bungalow into the rear.

**REAR GARDEN**

This is all nicely enclosed with fencing to the perimeters, it is principally lawned with shaped flower beds and borders, there is an old timber framed asbestos garage (no car access), external lighting and external water.

**AGENTS NOTES:**

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing. Age approx 6 years (2018).

HEATING - Gas central heating. Age of boiler approx 7 years (2017).

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

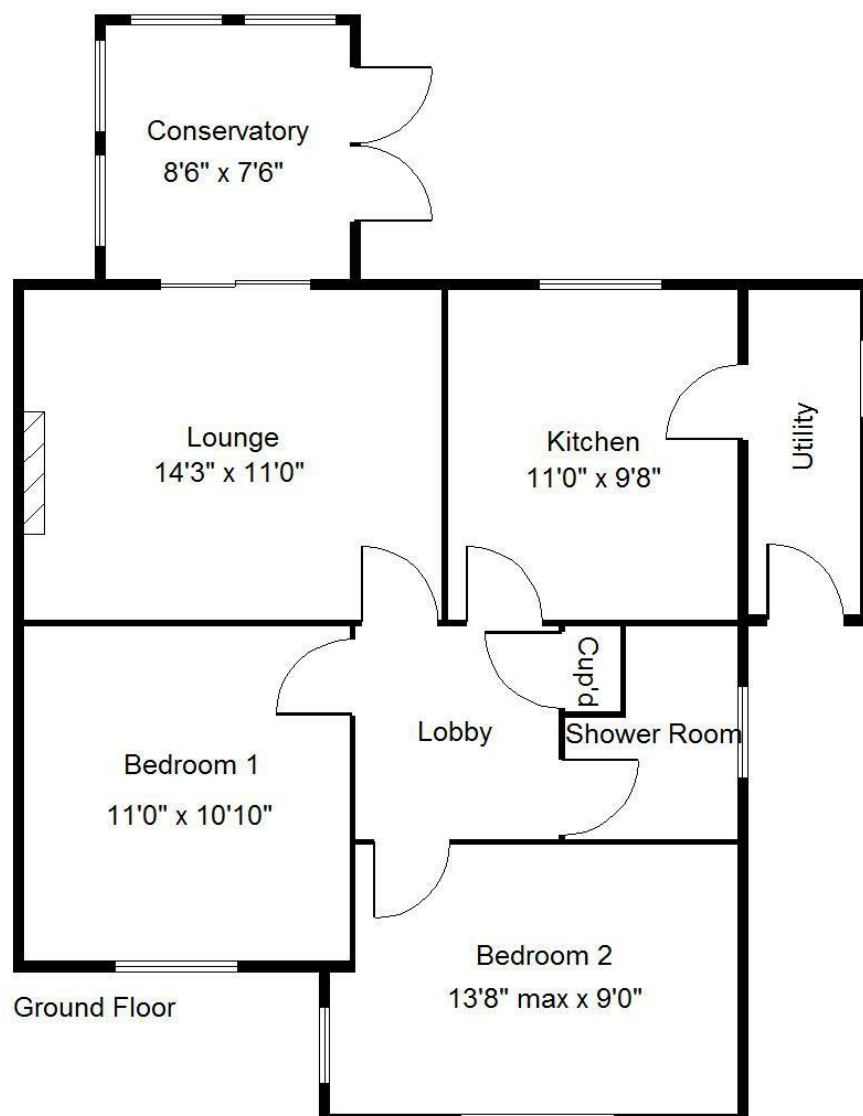
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	