

2 Bedroom(s), Detached Bungalow, Freehold

Bellrope Acre, Armthorpe.



- 3D Virtual Tour Available
- Charming Detached Bungalow
- Three Reception rooms
- Bathroom
- Rear Enclosed Garden

- No Chain
- Stylish Kitchen
- Two Bedrooms
- Garage and Driveway Allowing for Off Road Parking
- Popular Location in Armthorpe

**£195,000**  
**For Sale**

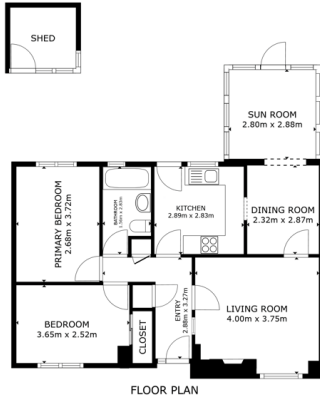
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This detached bungalow sits in a quiet courtyard. There is a bus stop close by with good transport links to the centre of Armthorpe and Doncaster city centre. Local amenities are within walking distance. There is a garage and a large parking space, which is big enough to store a caravan or campervan. There is additional space for two cars to park in front of the bungalow. The rear of the property can be accessed by two gates to either side of the property. One access is wide enough for a mobility scooter or to deliver furniture to the rear of the property. The rear garden is secluded and paved for easy maintenance. The interior of the property has been well maintained. There is plenty of storage (a closet, airing cupboard, fitted wardrobes in both bedrooms and the loft which is boarded out and can be accessed by a fitted loft ladder). All appliances in the kitchen are in working order, including an integral fridge and freezer.

## Ground Floor

### Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 70.2 sqm  
EXCLUDED AREA: SHED 4.2 sqm  
TOTAL: 74.4 sqm

Matterport



Dining Room



Conservatory

### Kitchen



### Lounge



## Bedroom



## Bedroom



## Bathroom



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Airing cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 