

**3 Bedroom(s), Semi-Detached House, Freehold**

**Brampton Lane, Armthorpe.**



- 3D Virtual Tour Available
- Kitchen Diner
- Three Bedrooms
- Driveway Allowing For Multiple Cars To Park
- No Chain

- Semi Detached Family Home
- Lounge
- Bathroom
- Rear Enclosed Garden
- Popular Location in Armthorpe

**£150,000**  
**Reduced**

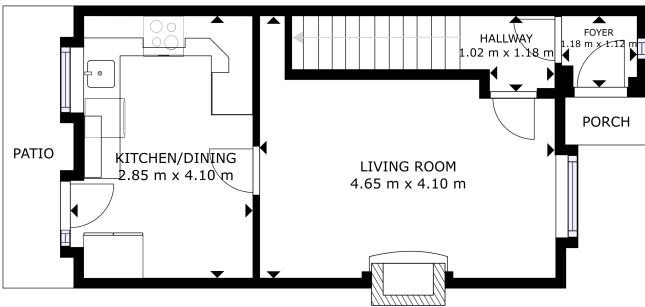
*Book your viewing today* Tel: 01302 247754

## 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... A semi detached property located in the extremely popular area of Armthorpe. The property benefits from a private, rear enclosed garden as well as a spacious driveway allowing for multiple cars to park as well as 3 bedrooms and ample living space. Conveniently situated close to local schools, supermarkets and leisure centres whilst also being close to transport links for both public transport and motorway routes. This is a great property if you're looking at taking your first steps onto the property ladder.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR: 21.29 sq.m. SECOND FLOOR: 25.94 sq.m.  
TOTAL: 47.23 sq.m.

Matterport

### Kitchen diner

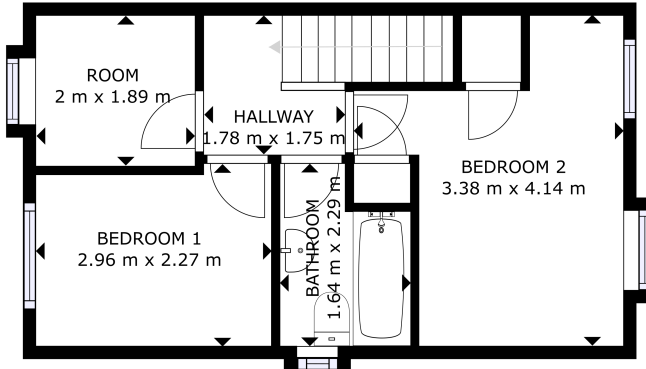


### Lounge



## First Floor

### Floor Plan



GROUND FLOOR: 25.31 m<sup>2</sup> SECOND FLOOR: 30.94 m<sup>2</sup>  
TOTAL: 56.25 m<sup>2</sup>

Matterport

## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 1990

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 1990

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 1990

Approximate Electrical System Test Date - 2021

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 