

**4 Bedroom(s), Detached House, Freehold**

**Fair Holme View, Armthorpe, Doncaster.**



- 3D Virtual Tour Available
- En-Suite To Master Bedroom
- Popular Location
- Conservatory
- Good Size Rear Garden

- Four Bedrooms
- Driveway
- Summer House/Bar Area
- Utility & Downstairs W/C
- Integral Garage

**£280,000**  
**Reduced**

*Book your viewing today* Tel: 01302 247754

## Owner's View

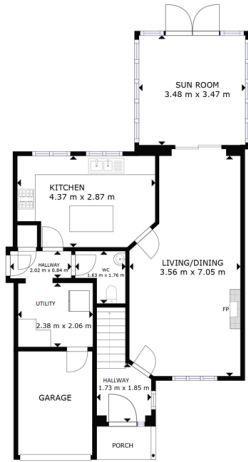
3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

This is a lovely family home in a sought after location with access to local amenities, the house can be found in a prime location in a cul de sac. Properties on this street are snapped up, and the village of Armthorpe where it is located is popular too, due to many shops, restaurants and public transport facilities that make Armthorpe a very convenient place to live!

The housing estate itself is a quiet, family-friendly area with spacious and attractive homes. This property has plenty of reception space and is perfect for any expanding family.

## Ground Floor

### Floor Plan



1ST FLOOR

Matterport

### Kitchen



## Conservatory

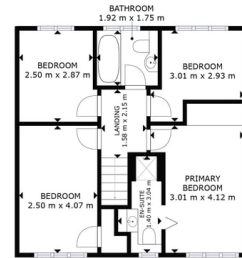


## Downstairs WC



## First Floor

## Floor Plan



2ND FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 64 m<sup>2</sup>; 2ND FLOOR: 51 m<sup>2</sup>  
TOTAL: 115 m<sup>2</sup>  
MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

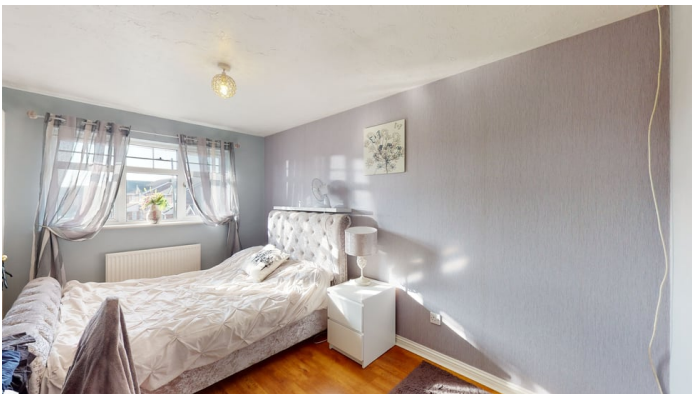
Matterport

## Master Bedroom With Ensuite





**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Bathroom**



**Externals**

**Front Aspect**



## Rear Garden



Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - When it was built think 1999

Boiler Location - When it was built think 1999

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 5 years ago

Fires/Heaters - Gas

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.

## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £2500.00 for both gas and electric

Average Annual Gas Bills - As Above

Average Annual Water Bills - £330

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 