

**2 Bedroom(s), Flat, Leasehold**

**Handsworth Gardens, Armthorpe, Doncaster.**



- 3D Virtual Tour Available
- First Floor Flat
- Fitted Kitchen
- Family Bathroom

- No Chain
- Two Bedrooms
- Lounge Diner
- Local Amenities, Schools and Transport Links

**£95,000**  
**For Sale**

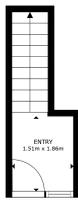
*Book your viewing today* Tel: 01302 247754

## Owner's View

A spacious first floor maisonette with garage. Newly renovated and ready to move in. Located in a lovely quiet residential area close to local amenities and transport links.

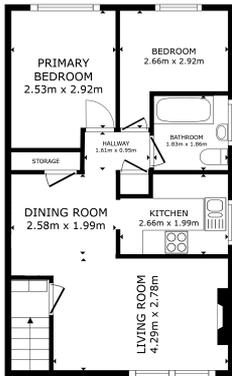
## Internals

## Floor Plans



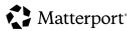
FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 52.8 sq ft FLOOR 2: 47.7 sq ft  
TOTAL: 100.5 sq ft  
SIZES AND CONSIDERATIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 52.8 sq ft FLOOR 2: 47.7 sq ft  
TOTAL: 100.5 sq ft  
SIZES AND CONSIDERATIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge Diner



## Kitchen



## Master Bedroom



## Bedroom



## Bathroom



## Externals

### Front Aspect



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Leasehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - No

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



the property  
hive

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tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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## 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>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 