

**3 Bedroom(s), Town House, Freehold**

**Harden Mews, Armthorpe, Doncaster.**



- Town House In A Popular Location
- Family Bathroom
- Lounge
- Rear Enclosed Garden
- Sun Room

- Three Bedrooms En-Suite To Master
- Ground Floor W/C
- Modern Kitchen
- Driveway Allowing For Two Cars to Park

**Offers Over  
£190,000  
For Sale**

*Book your viewing today* Tel: 01302 247754



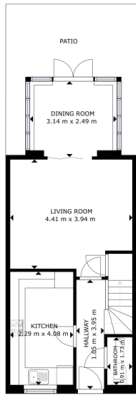
## Owner's View

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 117 square metre family home has been great for us with a young family. Located on a private and quite cul de sac in Armthorpe. Take a Virtual walk around via the link below.

<https://my.matterport.com/show/?m=rErLzK5qmr>

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR: 43.3 sq. m, SECOND FLOOR: 36.48 sq. m, THIRD FLOOR: 36.47 sq. m  
TOTAL: 116.25 sq. m



## Lounge



## Kitchen



## Sun Room



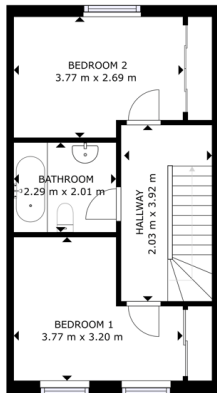


## Ground Floor W/C



## First Floor

### Floor Plan



SECOND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 45.3 m<sup>2</sup>; SECOND FLOOR: 36.48 m<sup>2</sup>; THIRD FLOOR: 36.67 m<sup>2</sup>  
TOTAL: 118.45 m<sup>2</sup>

SIZES AND DIMENSIONS FOR INFORMATION ONLY. ACTUAL MAY VARY.



## Second Bedroom



## Third Bedroom



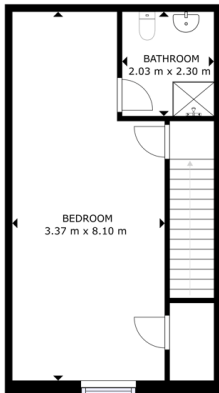
## Family Bathroom



## Second Floor



## Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR: 43.3 m<sup>2</sup>, SECOND FLOOR: 36.48 m<sup>2</sup>, THIRD FLOOR: 34.67 m<sup>2</sup>  
TOTAL: 114.45 m<sup>2</sup>



## En Suite



## Master Bedroom



## External

### Front Aspect





## Rear Garden



Water Heating System - Gas boiler with tank  
 Approximate Water Heating Installation Date - 2011  
 Boiler Location - Separate boiler room off the master bedroom  
 Approximate Electrical System Installation Date - 2011  
 Approximate Electrical System Test Date - 2011  
 Fires/Heaters - None  
 Permanent Loft Ladder - No  
 Loft Insulation - Yes  
 Loft Boarded out - Partially

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 - C  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills -  
 Average Annual Gas Bills -  
 Average Water Bills - £100 every 3 months ( 6 in the property )  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators  
 Approximate Heating System Installation Date - 2011

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>		83
(69-80) <b>C</b>	74	
(55-68) <b>D</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	