

5 Bedroom(s), Detached House, Freehold

Parr Drive, Armthorpe.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner and Family Room
- Five Double Bedrooms Two with En Suites
- Spacious Rear Enclosed Garden
- Electric Car Charger Point

- Stunning Detached Family Home Over Three Storeys
- Utility Room and Ground Floor W/C
- Master Bedroom Suite Having Walk in Dressing Area
- Detached Garage and Driveway Allowing for Off Road Parking
- £28,000 Upgraded High Spec Extras

£399,997

Reduced

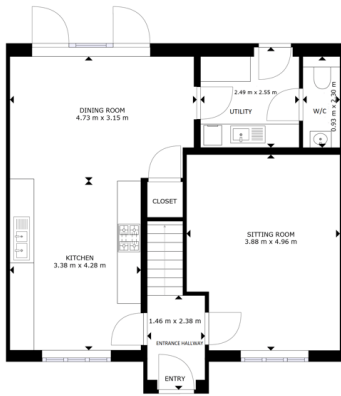
Book your viewing today Tel: 01302 247754

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... We purchased this house as we loved the open plan kitchen, dining and family area which lead out to the garden via Bi-fold doors. It's a great cooking, eating, homework, TV watching family space. I loved the fact that there's no shortage of kitchen cupboards too! Having a 2nd en suite and main family bathroom on the second floor means both kids are happy and no arguments over who's taking too long in the shower. Good sized double bedrooms are a great bonus and the master bedroom, dressing area and en suite adds a little bit of luxury for us grownups.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
 FLOOR 1: 52.10 m² FLOOR 2: 81.00 m²
 FLOOR 3: 25.00 m² TOTAL: 158.10 m²
 REDUCED MEASUREMENT BELOW: 1.5 m x 3 m (SEE PLAN)

Matterport



Lounge



Utility Room

Kitchen Diner And Family Room



Ground Floor W/C

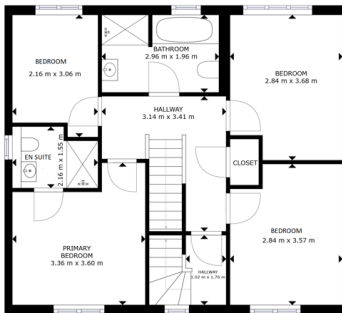


En Suite



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 60.00 m² (648.00 sq. ft.)
FLOOR 2: 53.00 m² (570.00 sq. ft.)
TOTAL: 113.00 m² (1218.00 sq. ft.)
RENDERED MEASUREMENTS: 11.20 m x 9.70 m
SIZES AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Bedroom



Family Bathroom

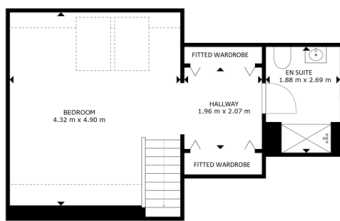


Master Bedroom Suite



Second Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 51.00 m² FLOOR 2: 61.00 m²
 FLOOR 3: 15.00 m² TOTAL: 127.00 m²
 REDUCED MEASUREMENTS: 121.00 m² (SEE PLAN)

Matterport



External

Front Aspect



Garage And Driveway



Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Approx. £800

Average Annual Gas Bills - Approx. £800

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - December 2022

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - December 2022

Boiler Location - Utility

Approximate Electrical System Installation Date - December 2022

Approximate Electrical System Test Date - N/A

Fires/Heaters - None

Permanent Loft Ladder - No

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+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	