

**3 Bedroom(s), End of Terrace House, Freehold**

**Mansfield Crescent, Armthorpe.**



- 3D Virtual Tour Available
- Modern and Quirky Kitchen Diner with Sitting Area
- Rear Enclosed Garden with Patio
- Local Amenities, Schools and Transport Links

- Three Bedroom End of Terrace Family Home on a Spacious Corner Plot
- Lounge with Patio Doors
- Family Bathroom
- Popular Location

**£169,999**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

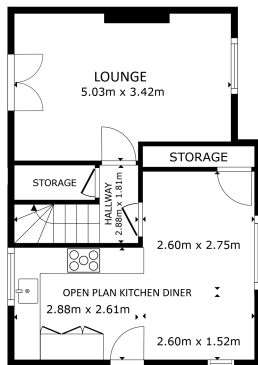


## Owner's View

3 bedroom end terrace property situated in the sought after village of Armthorpe. The property has sizeable front and back gardens as well as a driveway for multiple cars. Modern kitchen-diner with integrated washing machine and fridge freezer and range cooker. Good under the stairs storage which currently houses a dryer. Good sized living room with patio doors to access the back garden. 3 well presented bedrooms and a lovely 4 piece spacious bathroom ideal for families. This property cannot be fitted with a water meter therefore water is charged at a reduced rate.

## Ground Floor

### Floor Plan



FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 43.1 sqm FLOOR 2: 44.0 sqm  
EXCLUDED AREAS: DECK 9.8 sqm  
TOTAL: 97.1 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

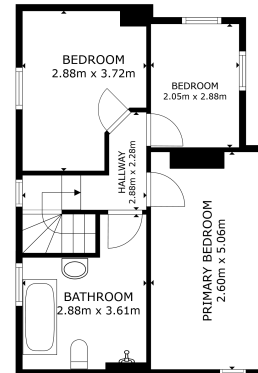
Matterport

## Lounge



## First Floor

### Floor Plan



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 1: 43.1 sqm FLOOR 2: 44.0 sqm  
EXCLUDED AREAS: DECK 9.8 sqm  
TOTAL: 97.1 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Kitchen Diner



## Master Bedroom





**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

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 - In a cupboard in the dining room

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

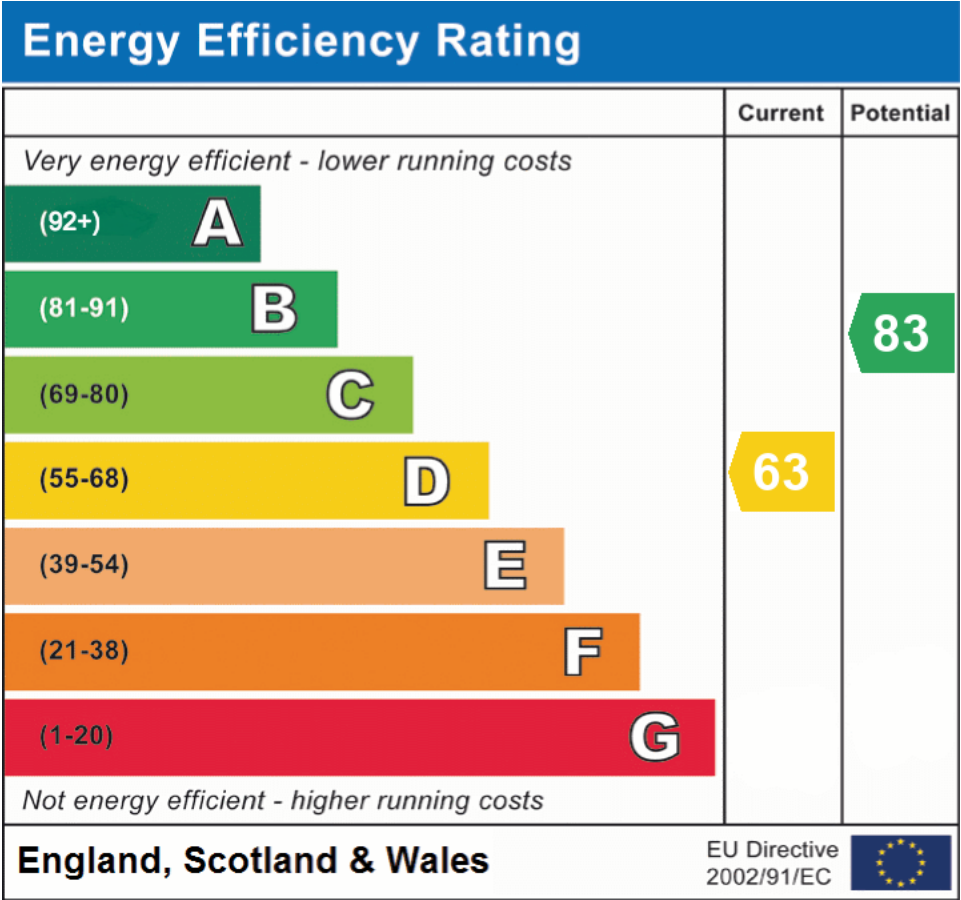
Loft Insulation - No

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



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.