

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

**Sargeson Road, Armthorpe.**



- No Chain
- Kitchen Diner
- Second Reception Room/Office
- Ground Floor Toilet
- Family Bathroom
- Double Garage with Ample Amounts of Parking

- Spacious Family Home on a Corner Plot
- Lounge
- Dining Room
- Four Double Bedrooms & En Suite to Master
- Front, Rear and Side Gardens

**£340,000**

**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...

Call now to avoid disappointment! This well presented family home benefits from a generous plot with gardens wrapping around the home. Armthorpe Village is self sufficient and offers a great lifestyle for families, there are great primary and secondary schools within walking distance, together with a good bus route and an array of local shop, GP practices, supermarkets and much more.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 61.50 m<sup>2</sup> FLOOR 2: 246.3 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 36.2 m<sup>2</sup> PATIO: 19.3 m<sup>2</sup>  
TOTAL: 122.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Kitchen Diner



## Lounge



## Dining Room



## Office



## Utility Room



## Ground Floor Toilet



## First Floor

## Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 84.9 sqm FLOOR 2: 246.3 sqm  
EXCLUDED AREAS: GARAGE: 38.2 sqm PATIO: 19.3 sqm  
TOTAL: 1,122.2 sqm



## Master Bedroom With En Suite





## Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Exterior

## Front Garden





## Rear and Side Gardens



## Detached Double Garage



## Property Information

Council Tax Band - D  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills -  
 Average Annual Gas Bills -  
 Average Annual Water Bills -  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators  
 Approximate Heating System Installation Date - 2007  
 Water Heating System - Gas boiler with tank  
 Approximate Water Heating Installation Date - 2007  
 Boiler Location - Upstairs landing cupboard  
 Approximate Electrical System Installation Date - 2007  
 Approximate Electrical System Test Date - 2007  
 Fires/Heaters - Electric  
 Permanent Loft Ladder - No  
 Loft Insulation - Yes  
 Loft Boarded out - Unknown

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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(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	