



**Doncaster Road
Armthorpe
Doncaster
South Yorkshire
DN3 2BT**

Offers in Excess of £185,000

bettermove

Doncaster Road
Doncaster

Bettermove are proud to present this 4 bedroom Semi-Detached House in the sought after area of Armthorpe.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the gated driveway. The council tax band is A.

The interior of this well presented property comprises a spacious living room with access to the conservatory, the fitted kitchen with dining area and the family bathroom on the ground floor. The first floor consists of four double bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months. Situated on a large plot the property provides ample opportunity for further development.

Located in the popular residential area of Armthorpe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M18 and many local bus routes providing easy access into Doncaster City Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

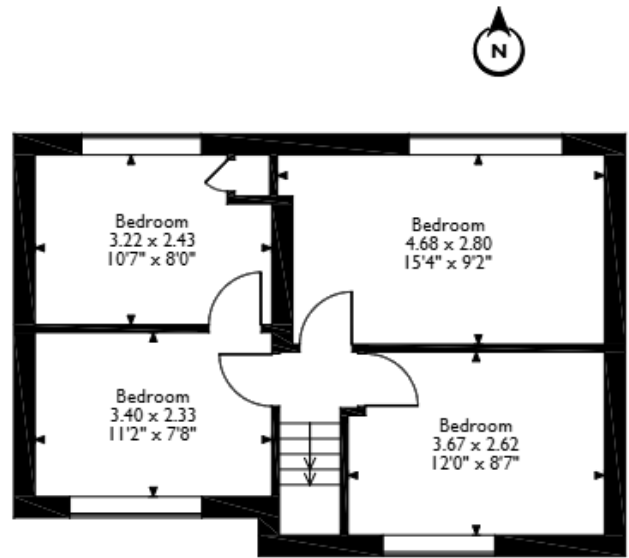
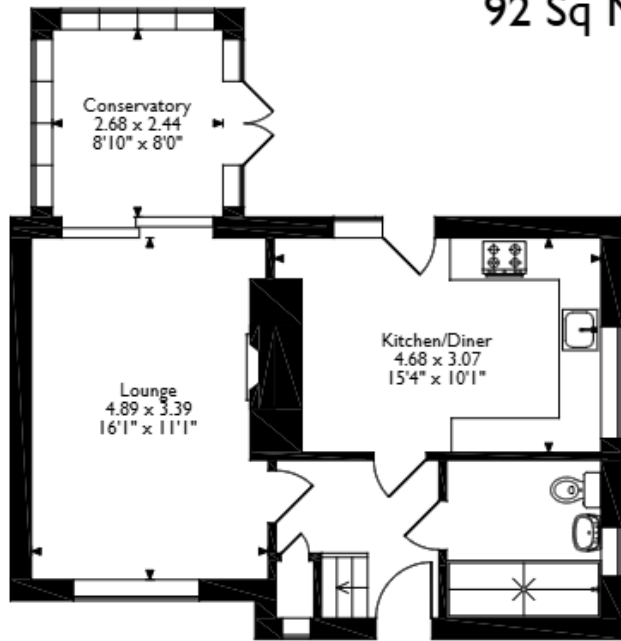
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



Doncaster Road, Armthorpe, Doncaster

Approximate Gross Internal Area 92 Sq M/990 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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	



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