

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

**Fair Holme View, Armthorpe.**



- 3D Virtual Tour Available
- Lounge and Conservatory
- Ground Floor W/C and Utility Area
- Family Bathroom
- Garage and Driveway Allowing for Off Road Parking

- Charming Detached Family Home
- Open Plan Kitchen Diner
- Four Bedrooms En Suite to Master
- Rear Enclosed Garden
- Popular Location in Armthorpe

**Offers Over  
£265,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

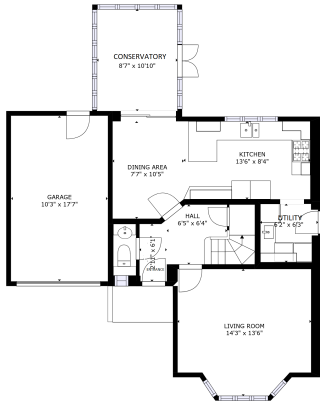


## Owner's View

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...A substantial 4 bedroom property which has been well maintained and decorated throughout, with a large modern conservatory which benefits from a piped underfloor heating and an electric A/C system, the conservatory opens out to a block paved patio area and a generous lawned garden with an established shrubbed area and another patio area. The property has gas fired central heating with double glazed upvc windows. Set in a quiet cul de sac with an open frontage served by a double driveway and a single integral garage. The property has a modern fully fitted kitchen with integrated appliances and an attached utility room with a sink. All bedrooms are of generous size the main bedroom has an En-suite bathroom with a pumped shower.

## Ground Floor

### Floor Plan



TOTAL: 1254 sq. ft.  
FLOOR 1: 838 sq. ft. FLOOR 2: 833 sq. ft.  
EXCLUDED AREAS: GARAGE: 182 sq. ft. PORCH: 25 sq. ft.  
NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. VISITORS VIEW ONLY.

FLOOR 1



### Utility



### Kitchen Diner



### Lounge





## Conservatory

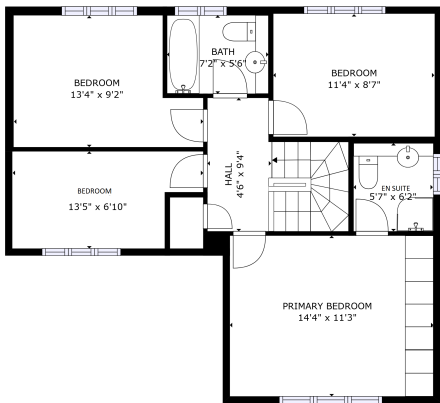


## Ground Floor W/C



## First Floor

### Floor Plan



TOTAL: 1251 sq. ft.  
 FLOOR 1: 618 sq. ft., FLOOR 2: 633 sq. ft.  
 EXCLUDED AREAS: GARAGE: 182 sq. ft., PORCH: 25 sq. ft.  
 SIZES AND EXPRESSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

## Master Bedroom With En Suite



## Bedroom





## Bedroom



## Bedroom



## Family Bathroom



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £500 - 600 approx.  
 Average Annual Gas Bills - £1000 - 1500 approx.  
 Average Annual Water Bills - £600  
 Tenure - Freehold  
 Solar Panels - No





Space Heating System - Gas Boiler with radiators  
Approximate Heating System Installation Date - When built  
Water Heating System - Gas boiler with tank  
Approximate Water Heating Installation Date - When built  
Boiler Location - Utility room  
Approximate Electrical System Installation Date - When built  
Approximate Electrical System Test Date - 5 years ago  
Fires/Heaters - Gas  
Permanent Loft Ladder - No  
Loft Insulation - Yes  
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

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