

**2 Bedroom(s), Semi-Detached Bungalow, Freehold**

**Fores Road, Armthorpe.**



- 3D Virtual Tour Available
- Open Plan Kitchen Dining and Lounge
- Modern Shower Room
- Driveway Allowing For Off Road Parking

- Lovely Semi Detached Bungalow
- Two Double Bedrooms
- Outbuilding Ideal For Home Office/Workshop/Craft Room
- Rear Enclosed Garden with Gazebo

**£200,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754



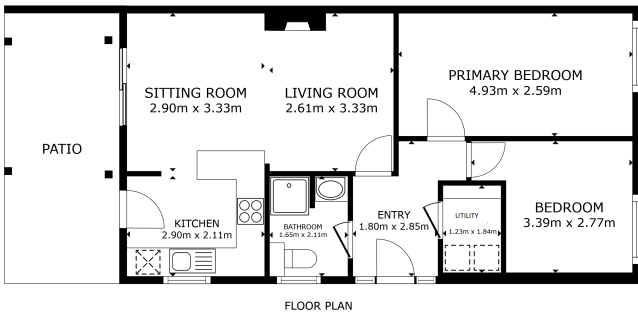
## Owner's View

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... This Lovely bungalow is found in a quiet and peaceful location in the popular village of Armthorpe. Book your viewing today via the link below.

<https://www.thepropertyhive.co.uk/property-for-sale/details/27487767>

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 98.60 SQ FT  
EXCLUDED MEAS: PERG 53.8 SQ FT  
TOTAL: 44.8 SQ FT

Matterport

## Open Plan Kitchen Dining And Lounge



## Utility Space





## Bedroom



## Bedroom



## Shower Room



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

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 (Combi)

Approximate Heating System Installation Date - July 2022



# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - July 2022

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

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.

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## 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	