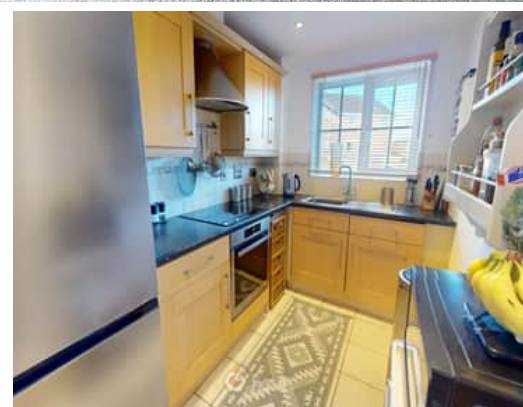


**2 Bedroom(s), Flat, Leasehold**

**Jenkinson Grove, Armthorpe, Doncaster.**



- 3D Virtual Tour Available
- Two Bedrooms
- Lounge
- En Suite Shower Room to Master
- Local Amenities, Schools and Transport Links

- First Floor Apartment
- Kitchen
- Main Bathroom
- Allocated Parking Space

**£95,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

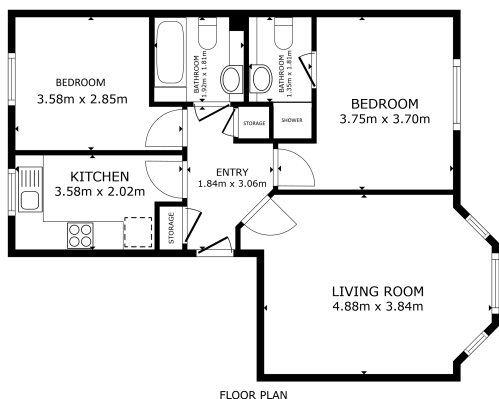


## Owner's View

Well-presented two-bedroom first-floor apartment located on the popular residential development of Jenkinson Grove, Armthorpe, Doncaster. Ideal for first-time buyers, investors, or those looking to downsize, this modern home offers comfortable and low-maintenance living. The accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen, two good-sized bedrooms, with the master benefiting from an en suite shower room, along with a contemporary main bathroom. The layout is practical and well-proportioned, making excellent use of the available space. Externally, the property benefits from an allocated parking space and is set within well-maintained communal grounds. Conveniently positioned close to local amenities, schools, transport links, and motorway access, this apartment offers excellent connectivity while remaining within a quiet residential setting.

## Internals

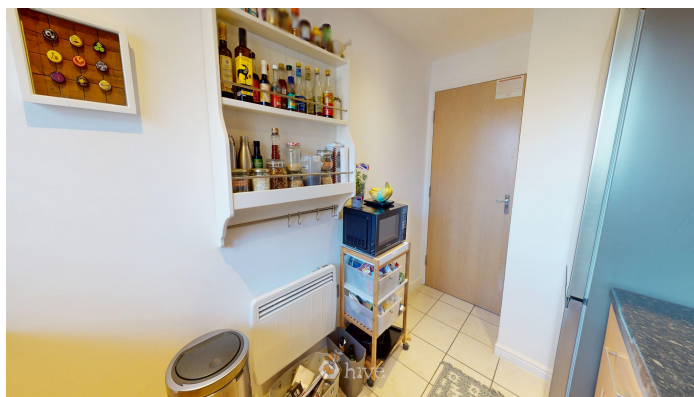
### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 99.4 sq ft  
TOTAL: 99.4 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Kitchen



### Lounge





## Master Bedroom & En Suite



## Bedroom



## Family Bathroom



## External

### Front Aspect

### Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Leasehold

Solar Panels - No

Space Heating System - Electric panel heaters

Approximate Heating System Installation Date - 1/1/2004

Water Heating System - Electric immersion heated tank

Approximate Water Heating Installation Date - 1/1/2004

Boiler Location - Cupboard in hall



# 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)

Approximate Electrical System Installation Date - 1/1/2004

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.

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## Energy Performance Certificate