

**4 Bedroom(s), Semi-Detached House,**

**Reeves Way, Armthorpe.**



- 3D Virtual Available
- Open Plan Lounge Diner
- Ground Floor Toilet
- Family Bathroom
- Garden to the Front and Rear

- Semi Detached Family Home arranged over Three Floors
- Breakfast Kitchen
- Four Bedrooms Master with En-Suite And Dressing Area
- Two Garages With Driveway

**Offers Over  
£220,000  
Reduced**

*Book your viewing today* Tel: 01302 247754

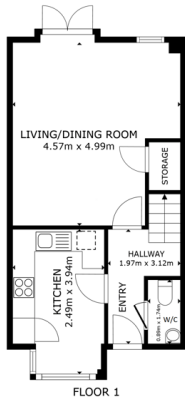


## Owner's View

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...Well-presented 4-bedroom family home, set in a quiet cul-de sac on Reeves Way. A unique factor of this property is that it comes with 2 garages and parking to the front of them for multiple cars. The garden to the rear is private and enclosed and enjoys the sunshine throughout most of the day. Armthorpe Village is self-sufficient with a number of shops, schools and amenities together with easy access onto the motorway for those commuting.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 39.2 m<sup>2</sup> FLOOR 2 27.4 m<sup>2</sup> FLOOR 3 28.5 m<sup>2</sup>  
TOTAL: 95.1 m<sup>2</sup>

Matterport

### Lounge Diner



### Breakfast Kitchen



## Ground Floor Toilet

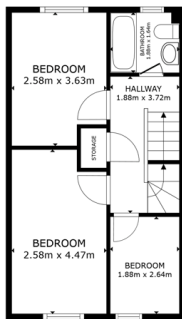


## Bedroom



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 39.3 m<sup>2</sup> FLOOR 2 21.4 m<sup>2</sup> FLOOR 3 28.5 m<sup>2</sup>  
TOTAL: 89.2 m<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE. TOTAL MAY VARY.



## Bedroom



## Bedroom



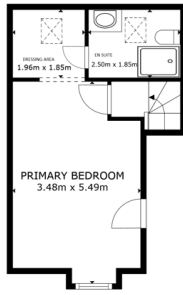
## Family Bathroom





## Second Floor

### Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 39.3 m<sup>2</sup> FLOOR 2 37.4 m<sup>2</sup> FLOOR 3 28.5 m<sup>2</sup>  
TOTAL : 105.2 m<sup>2</sup>

SCALE AND ORIENTATION ARE APPROXIMATE. PLEASE VIEW VIDEO.



## External

### Front Garden



### Rear Garden



## Master Bedroom with Dressing Area and En Suite



## Property Information Form

Council Tax Band - C

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 -

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

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>87</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	