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horton knights of doncaster

9 Hutton Court, Armthorpe, Doncaster, DN3 2BJ



AVAILABLE NOW SUBJECT TO SATISFACTORY REFERENCING……A modern, WELL PRESENTED 3 bedroom house with TWO off road PARKING SPACES.

A very nice modern smart clean 3 bedroom house in a nice position on the roadway within Armthorpe. Gas radiator central heating via a combination type boiler, pvc double glazing and comprises; Entrance into a large open plan dining kitchen with integrated appliances, ground floor wc and lovely rear facing lounge. First floor landing, 3 bedrooms and a modern white bathroom which includes a shower. Outside are enclosed gardens, including a pretty rear garden and 2 car parking spaces to the side. Well placed with good access to local amenities within Armthorpe including shops, schools, etc. Plus wider access to the M18/A1(M) motorway networks.

£895 PCM
£850 Bond

ACCOMMODATION
A double glazed entrance door leads into an open plan dining kitchen.

OPEN PLAN DINING KITCHEN
3.86m x 3.84m (12'8" x 12'7")
This is probably better demonstrated by the photographs and floorplan, the kitchen area is fitted with a range of modern high and low level units with a rolled edge work surface. There is a four ring gas hob, chimney style extractor hood, integrated oven, recess and plumbing for a washing machine and an integrated fridge freezer. There is a staircase leading to the first floor accommodation, a central heating radiator, inset spotlighting to the ceiling and door to a ground floor w/c.

GROUND FLOOR W/C
This is fitted with a modern white two piece suite comprising of a low flush w/c, wash hand basin, a pvc double glazed window, an extractor fan, and a central heating radiator.

A further door from the dining kitchen leads into the lounge.

SPACIOUS LOUNGE
4.72m x 3.99m (15'6" x 13'1")
A nice sized bright rear facing reception room, it has pvc double glazed double opening doors which open out onto the rear garden, a further pvc double glazed window, a central heating radiator, and two ceiling light points.

FIRST FLOOR LANDING
This has a pvc double glazed window to the side, a central ceiling light, a smoke alarm, and doors to the bedrooms and bathroom.

BEDROOM 1
4.27m x 2.64m (14'0" x 8'8")
A large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, and a central ceiling light.

BEDROOM 2
3.73m x 2.64m (12'3" x 8'8")
A second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

BEDROOM 3
2.67m x 1.93m (8'9" x 6'4")
Has a pvc double glazed window to the rear, a central heating radiator, and a central ceiling light.

MODERN BATHROOM
Fitted with a modern three piece white suite comprising of a panelled bath with a shower unit over it including a shower screen, a pedestal wash hand basin, and a low flush w/c. There is tiling to the bathing areas and splashbacks, a pvc double glazed window, a central heating radiator, an extractor fan, and a tall storage cupboard.

OUTSIDE
There are two off road car parking spaces to the side of the property. To the front, there is a little enclosed garden with wrought iron fencing, pathway to the side leads down to a pedestrian gate into the rear garden which can also be accessed directly from the lounge.

REAR GARDEN
It is a pretty garden, enclosed with timber fencing and walling to the perimeters. It is mainly lawned with a paved patio/ sitting area.

LETTINGS AGENTS NOTES
AGENTS NOTES - AVAILABLE NOW subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax - This property is Band A.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00;Sunday www.hortonknights.co.uk.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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