



Greenfield Close, Armthorpe Doncaster

welcome to

Greenfield Close, Armthorpe Doncaster

. Offered to the market with no onward chain, this spacious and well-presented three bedroom dormer bungalow benefits from both front and rear gardens, off road parking, a garage and is conveniently located close to a host of local amenities.



Entrance Hall

With a front facing door with double glazed side panels and stairs which rise to the first floor.

Lounge

With a front facing double glazed window, central heating radiator, coving to the ceiling, a stone fireplace housing the gas fire, a double doors which lead through to the dining room and access to the kitchen.

Dining Room

With rear and side facing double glazed windows, a central heating radiator, coving to the ceiling and a side facing door to the garden.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer. The kitchen has an electric cooker point and smaller size fridge-freezer, a central heating radiator, a rear facing double glazed window, a storage pantry and access to the utility room.

Utility Room

With front, side and rear facing double glazed windows, plumbing for a washing machine and an additional front facing entrance door.

Bedroom Three

Situated on the ground floor with a central heating radiator and a front facing double glazed window.

First Floor Landing

With a useful storage cupboard housing the combi boiler.

Bedroom One

With a central heating radiator, a rear facing double glazed window and storage within the eaves.

Bedroom Two

With a central heating radiator, a front facing double glazed window and a storage cupboard.

Shower Room

A recently renovated shower room which is fitted with a W.C, a wash hand basin with mixer tap and a double shower cubicle with shower. There is tiling to the walls and floor, a rear facing obscure double glazed window and a heated towel rail.

Outside

To the front of the property there is a lawned garden which extends to the side with a driveway which in-turn leads to the garage. To the rear the garden is mainly laid to lawn with patio area, mature shrubs, plants and trees to the borders and side access to the garage.

Garage

With double doors, a side facing window and door to the rear garden.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Greenfield Close, Armthorpe Doncaster

- THREE BEDROOM DORMA BUNGALOW
- DRIVEWAY AND GARAGE
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126715 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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