



**NUMBER 45 PALM AVENUE
ARMTHORPE DN3 3HP**

• 3 bedroomed semi-detached House with two separate Reception Rooms and a Kitchen extension • Gas Fired Central Heating • PVCu Double Glazing • Side driveway and off street Car Parking •

- Good range of facilities within Armthorpe, very convenient for access to M18.
- Priced to reflect the need for refurbishment.

ACCOMMODATION

All measurements are approx. only

Ground floor

HALL with 1 radiator.

LOUNGE (3.93m x 3.83m) with 1 radiator.

LIVING/DINING ROOM (about 5.8m x 2.8m) with 1 radiator, understairs cupboard with gas central heating boiler.

KITCHEN (about 2.97m x 2.25m) with single drainer sink unit, base cupboard and drawer units, wall mounted cupboards and 1 double radiator.

First floor

LANDING

FRONT DOUBLE BEDROOM (about 4m x 2.9m) with 1 radiator.

REAR DOUBLE BEDROOM (about 3.83m x 2.97m) with radiator.

THIRD BEDROOM (about 2.83m x 2.64m) with 1 radiator.

BATHROOM (about 2.35m x 1.63m) with bath, wash basin and w.c. 1 double radiator.

OUTSIDE

Front garden. Side concrete driveway.

Old detached sectional concrete **GARAGE** (about 5m x 2.5m).

Rear garden.

SERVICES

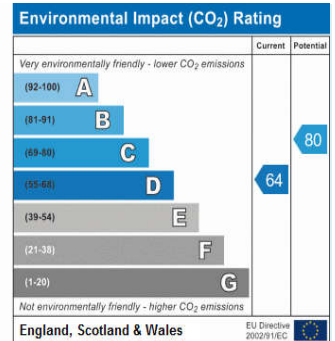
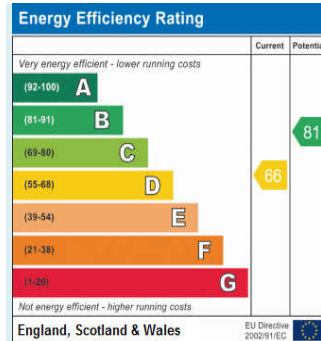
Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

VIEWING

Strictly by appointment through Grice and Hunter.

COUNCIL TAX

Band A.



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