



merryweathers
Est. 1832



8 Haldynby Gardens, Armthorpe, Doncaster, DN3 3SY

Asking Price £175,000

Offered with the option of a tenant in situ, but also ideal for first time buyers is this three bedroom detached property set within the convenient location. With ease of access to the comprehensive amenities in Armthorpe itself, with the motorway networks within easy reach. Hosting impressive standards and gardens situated upon this cul de sac.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 12'5" x 14'6" (3.80 x 4.43m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Dining Room 8'3" x 9'3" (2.54 x 2.83m)



With rear facing upvc french doors and access to the kitchen

Breakfasting Kitchen 11'4" x 12'10" (3.47 x 3.92)



This impressive kitchen is fitted with a range of wall base and draw units, complete with appliances to include an gas hob, with oven below and extractor above. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the dining room.

Master Bedroom 9'6" x 13'5" (2.92 x 4.11m)



With a front facing upvc window and central heating radiator

Bedroom Two 9'9" x 9'7" (2.98 x 2.93)



With a rear facing upvc window and central heating radiator

Bedroom Three 9'8" x 6'7" (2.97 x 2.03m)



With a front facing upvc window and central heating radiator

Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front is a driveway providing off road parking, whilst to the rear are impressive laid to lawn gardens with large prefabricated shed providing additional storage.

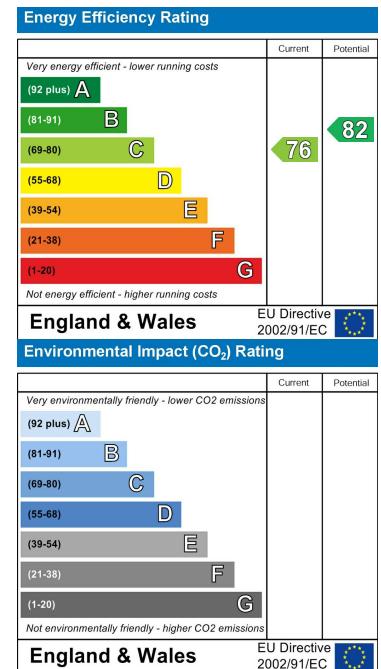
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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