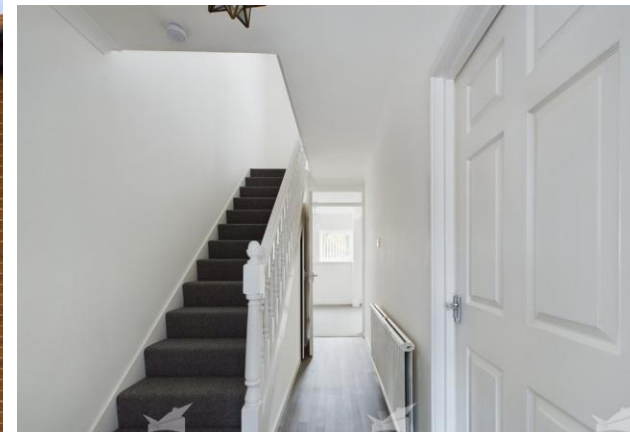


ON HOLD



Hawthorn Avenue, Armthorpe
£875 pcm


MARTIN & CO



Hawthorn Avenue, Armthorpe

House,
3 bedroom, 1 bathroom

£875 pcm

Date available: 18th September 2023

Deposit: £1,009.61

Unfurnished

Council Tax band: A

- Three bedroom semi detached
- Spacious Kitchen
- Spacious Living Room
- Newly Decorated
- Ground floor wc
- Popular location
- Close to local amenities



Available for rent, a newly decorated three bedroom semi detached property available in the popular location of Armthorpe. Briefly comprising a kitchen, lounge and WC on the ground floor. There are two double bedrooms, a single bedroom and modern bathroom on the first floor. There is block paving to the front and side of the property to allow for off road parking and access to the single detached garage. There is an enclosed family garden to the rear of the property. The property is close to local amenities and schools and good commuter routes. Call now to arrange a viewing.

LOUNGE DINER 11' 8" x 19' 1" (3.58m x 5.82m) A spacious lounge with feature fireplace and gas fire. There is plenty of space for living room furniture and

additional space to facilitate a dining table. French doors open into the rear garden.

KITCHEN 9' 10" x 12' 11" (3.01m x 3.96m) With a range of white wall and base units complemented with black worktops. You will benefit from internal oven, gas hob and extractor. There is also plumbing for a washing machine.

WC 6' 3" x 2' 5" (1.92m x 0.75m) Ground floor WC and pedestal sink

BEDROOM 12' 8" x 10' 11" (3.88m x 3.33m) Double bedroom with built in wardrobes

BEDROOM 9' 11" x 12' 5" (3.03m x 3.79m) Second double bedroom

BEDROOM 6' 2" x 8' 0" (1.90m x 2.45m) Single bedroom

BATHROOM 5' 4" x 6' 5" (1.63m x 1.98m) Newly fitted

modern Family bathroom with white three piece suite and over bath shower.



%epcGraph_c_1_544%



Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
 T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

