

PINEWOOD



**Harris Road, Armthorpe, Doncaster, South Yorkshire DN3
2FE**

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£750 Per Calendar Month



MODERN GROUND FLOOR APARTMENT... This is a TWO bedroom ground floor apartment, situated on a popular development in Armthorpe, Doncaster. Ideally placed for access to Doncaster City Centre, the Racecourse and Exhibition Centre and Motorway networks, The property comprises a modern fitted kitchen with appliances, spacious lounge, two bedrooms one with ensuite shower room, family bathroom with white suite and allocated parking space. Viewing is highly recommended.

- Two Bed Ground Floor Apartment
- Spacious Lounge
- Modern Bathroom & En-suite
- Secure Entry
- Close to Local Amenities
- Modern Kitchen with Appliances
- Electric Heating
- Allocated Parking
- Double Glazed
- Council Tax Band 'A'

Lounge

This spacious lounge offers a bright and airy feel, enhanced by a large window that fills the room with natural light. The neutral walls and carpet create a blank canvas, allowing you to personalise the space to your taste. Ample room for seating arrangements makes this an ideal spot to relax or entertain.

Kitchen

The kitchen is well-equipped with wooden cabinetry and dark countertops, providing both storage and workspace. It features essential appliances including a washing machine, oven, hob, extractor fan, and a dishwasher, arranged efficiently within a compact layout. A window above the sink invites natural light, making the space feel welcoming and practical for daily use.

Bedroom 1

Bedroom 1 is a cosy room with a window that allows daylight to brighten the space. The neutral décor and carpet provide a calm and inviting atmosphere, perfect for restful nights.

Bedroom 2

Bedroom 2 offers a peaceful space with a window, neutral walls and carpeted flooring. It is a versatile room that can comfortably accommodate a variety of furniture arrangements.

Bathroom

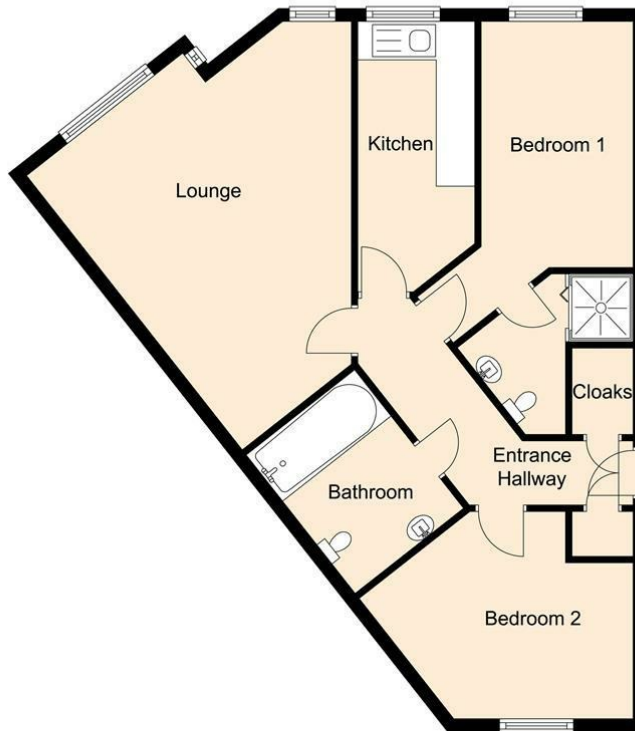
The bathroom features a clean and simple design with a white suite including a bathtub, toilet and a washbasin set in a wooden vanity unit. The tiled floor and partial wall tiling complement the practical layout, providing a comfortable space for everyday use.

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable,

they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

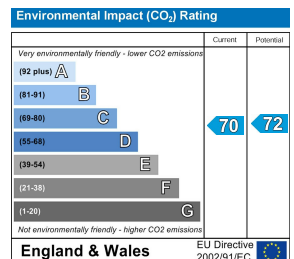
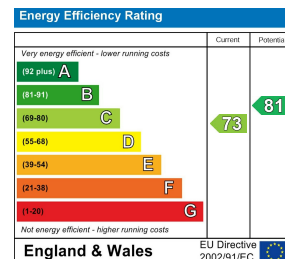




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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