

David Hawke

PROPERTY SERVICES

84 Bridge Street, Worksop, Notts. S80 1JA
email: enquiries@davidhawke.co.uk
www.davidhawke.co.uk

Telephone: (01909) 531 450

Fax: (01909) 531 451



Ref:- H611A



**20 HIGHLAND GROVE, WORKSOP,
NOTTS. S81 0JN**

Price £220,000

**Opening Times: Monday to Friday 9 am to 5:30 pm and
Saturday 9 am to 2 pm**

CHARTERED VALUATION SURVEYORS,
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

DESCRIPTION

OPPORTUNITY TO PURCHASE THIS ATTRACTIVE BAY FRONTED FOUR BEDROOM SEMI DETACHED HOUSE WITH GAS FIRED CENTRAL HEATING SYSTEM, DOUBLE GLAZING AND ACCOMMODATION ARRANGED OVER THREE FLOORS, SITUATED IN A HIGHLY REGARDED RESIDENTIAL AREA OF WORKSOP, PERFECTLY PLACED FOR BASSETLAW GENERAL HOSPITAL AND THE ARRAY OF SHOPS AND AMENITIES AVAILABLE IN THE NEARBY TOWN CENTRE.

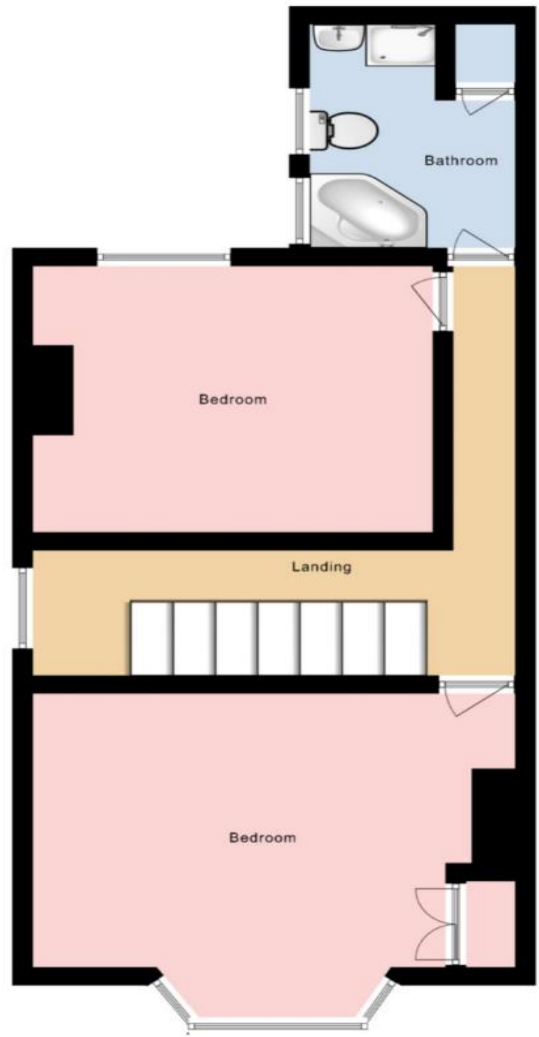
THE WELL PROPORTIONED ACCOMMODATION BRIEFLY COMPRISES; SIDE ENTRANCE TO DINING ROOM, BAY FRONTED LOUNGE WITH OPEN FIRE, EXTENDED BREAKFASTING KITCHEN CONNECTING TO REAR GARDEN, CELLAR, TWO BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR AND A FURTHER TWO BEDROOMS TO SECOND FLOOR.

THE LOVELY SOUTH FACING AND FULLY ENCLOSED REAR GARDEN BENEFITS FROM EXTENSIVE TIMBER DECKED AREA PROVIDING AN EXCELLENT VANTAGE POINT TO ENJOY THE SUN.

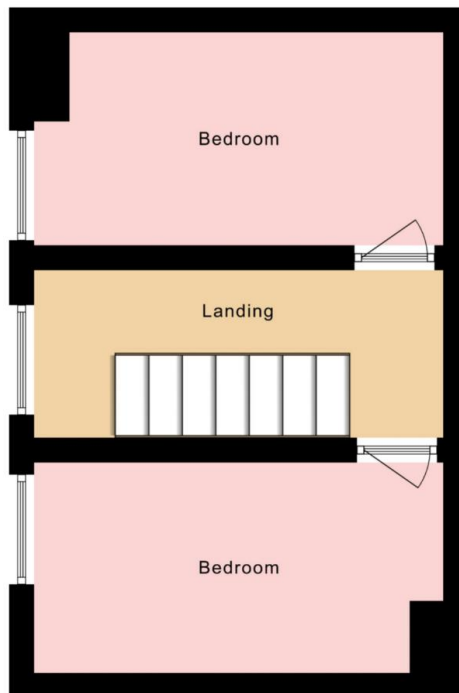
VIEWING COMES HIGHLY RECOMMENDED.



Ground Floor



First Floor



Second Floor

ACCOMMODATION

SIDE ENTRANCE

UPVC panel side entrance door with glazed section that opens into Dining Room and Stairwell.

LOUNGE 4.52m including bay x 4.06m (14' 10'' x 13' 4'')

Well proportioned room with large bay window to front elevation and window seat, central heating radiator, cast iron open fire with painted timber fire surround.



DINING ROOM 5.44m max including stairwell x 4.06m (17' 10'' x 13' 4'')

Double glazed windows to rear and side elevation, central heating radiator, painted brick fire surround with timber mantle and tiled hearth. Door to cellar/basement area.





Dining Room

EXTENDED BREAKFASTING KITCHEN 5.44m x 2.46m (17' 10'' x 8' 1'')

Range of melamine floor and wall mounted cupboard units, work surfaces, ceramic tiled splash backs, inset double bowl ceramic sink with mixer tap, integrated five burner gas hob with extractor over, integrated double oven. Recesses for appliances, two central heating radiators, slate style ceramic tiled floor, double glazed window to side. UPVC glazed door opening onto expansive timber decked area to rear.



STAIRWELL/LANDING TO FIRST FLOOR ACCOMMODATION

Staircase rises from Dining Room with original timber hand rail and newel post, central heating radiator and double glazed window to the first floor landing side elevation.

BEDROOM ONE 4.6m max including bay x 4.06m reducing to 3.48m (15' 1" x 13' 4") (11' 5")

Double glazed bay window to front, central heating radiator, built in wardrobe, cast iron fire place.



REAR BEDROOM TWO 3.73m x 3.18m (12' 3" x 10' 5")

Double glazed window to rear, central heating radiator and excellent view.





View from Bedroom Two

FAMILY BATHROOM 3.0m x 2.39m (9' 10'' x 7' 10'')

Four piece bathroom suite comprising; panelled corner bath with mixer tap and shower head attachment, double sized tiled shower enclosure with glazed sliding door, built in shower unit, pedestal wash hand basin with mixer tap, low flush w/c. Chrome towel radiator, ceramic tiled walls and flooring, two double glazed windows to side elevation, louvre door cupboard houses the Baxi gas combi boiler.



STAIRCASE TO SECOND FLOOR ACCOMMODATION

Double glazed window and central heating radiator.

LANDING

Good sized landing with potential for small Office/Study area.

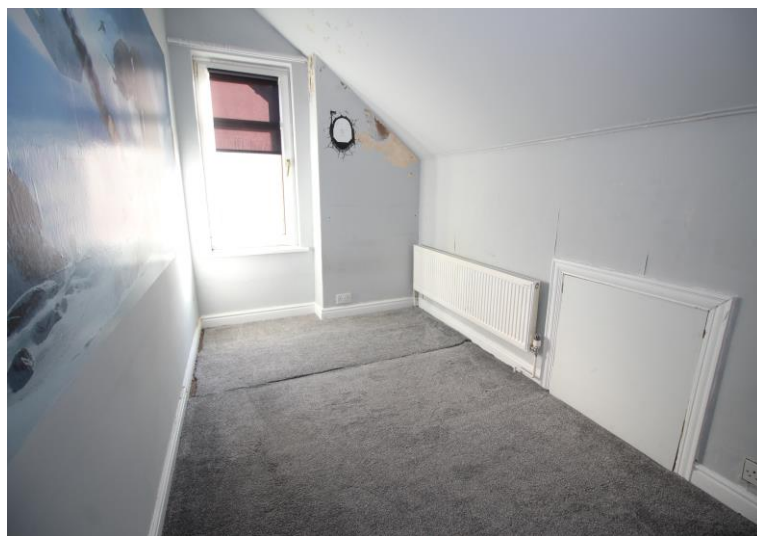
FRONT BEDROOM THREE 4.06m x 2.08m (13' 4'' x 6' 10'')

Double glazed window to the side and central heating radiator.



REAR BEDROOM FOUR 4.06m x 2.16m (13' 4'' x 7' 1'')

Double glazed window to side and central heating radiator.



OUTSIDE

To the front there is a brick front boundary wall with timber gate leading to enclosed garden with raised lawn section, flower border, mature Holly tree and pathway to the left hand side of the property.

To the rear there is a lovely, good sized and fully enclosed South facing rear garden with extensive yard and raised timber deck area. Steps lead down to area laid to lawn with mature trees and flower borders, garden shed.



**Viewing
Arrangements**

Contact the Agents, 01909 531450

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

We go the extra mile by demonstrating that we:-

- 1) We are Open 6 Days a Week*
- 2) Offer a No Contract Tie in Period*
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)*
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today*
- 5) Our Fees are All inclusive with no extra to pay*
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff*
- 7) We have an Associate Company 'The Mortgage Shop' – providing the best deal from the 'whole of market' with free advice without obligation or initial charge*
- 8) Finally, we guarantee a sale success or its No Sale – No Charge*
- 9) We provide a FREE EPC on instruction (subject to terms)*

It's your successful sale or purchase at stake so please feel free to compare our service, and if selling no one is faster at getting your house on the market

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PLEASE NOTE: Some Photos may have been taken with a wide angled lens.

FIXTURES & FITTINGS:

Please note only the items specifically described in these particulars are included in the sale

SERVICES:

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

INFORMATION PROVIDED IN THIS BROCHURE:

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

AT DAVID HAWKE PROPERTY SERVICES:-

***WE AIM TO BE DIFFERENT!**

***CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE**

***THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION**

At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.

To do this you need to talk to us with any offer or concerns and we in turn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

PLEASE SEE BACK PAGE



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The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best
advice also helps us to
make sure your new
home purchase
proceeds as smoothly
as possible!*

Please Note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

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We get results!

SOLD

SUBJECT TO CONTRACT

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01909 531450

- Open 7 Days a Week and Late Nights
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- Total commitment from people who own the business and who's reputation depends on it
- Best sale price and best chance to move



David Hawke
Principal/Valuer



Val Casey
Associate/Sales Manager



Donna Clarke
Valuations & Sales Advisor



Tom Lavin
Assistant to The Mortgage Shop
and Sales Advisor



Becky Walters
General Admin and PA



Aimee Sykes
Sales Admin and Progression



Neil Mills
Independent Mortgage Advisor
for The Mortgage Shop



Ian Rushton
Accompanied Viewer

Talk to us now

Together we'll make it happen



RICS



The Property
Ombudsman

84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

Call 01909 531450 www.davidhawke.co.uk