

David Hawke

PROPERTY SERVICES

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This is a draft brochure not yet approved by the Vendors. Therefore it is possible information and items may be altered.

Ref:- O123



PLOT ONE, OLD GATEFORD ROAD, WORKSOP, NOTTS. Price £200,000

**Opening Times: Monday, Wednesday & Friday 9 am to 5.30 pm – Tuesday
& Thursday 9 am to 7 pm – Saturday 9 am to 2 pm – Sunday 10 am to
12pm**

CHARTERED VALUATION SURVEYORS,
AUCTIONEERS & ESTATE AGENTS

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

DESCRIPTION

SITUATED ON THIS EXCLUSIVE DEVELOPMENT OF APPROXIMATELY TEN HIGH QUALITY HOMES IN A SUPERB POSITION SITUATED ON THE OLD GATEFORD ROAD, WHICH IS NOW A RESIDENTIAL CLOSE. THIS DEVELOPMENT COMPRISES ARCHITECT DESIGNED PROPERTIES OF DIFFERENT STYLES AND SIZE, INCLUDING THREE BED SEMI DETACHED HOUSES, MEWS STYLE PROPERTIES, LARGER DETACHED PROPERTIES ETC. THIS IS A SELF CONTAINED DEVELOPMENT, WITH AN ADJOINING MEADOW, AND UTILISING THE LANDSCAPE AND CONTOURS OF THE SITE TO FULL ADVANTAGE.

THE PROPERTIES WILL BE BACKED BY EITHER AN NHBC GUARANTEE OR ARCHITECT SUPERVISE CONSTRUCTION CERTIFICATE AND ARE BUILT TO AN EXCELLENT STANDARD AND WITH IMAGINATIVE DESIGNS AND MODERN, EFFICIENT HEATING SYSTEM, EXCELLENT STYLISH KITCHENS ETC.

OLD GATEFORD ROAD IS A MINUTES' DRIVE FROM WORKSOP BYPASS, WITHIN CLOSE PROXIMATELY AND ACCESS OF PRIMARY SCHOOLS, THE SHOPPING CENTRE OF RAYMOTH LANE, 5/10 MINUTES' TO SAINSBURYS AND TESCOS ETC, APPROX. 30 MINUTES DRIVE FROM SHEFFIELD, ROTHERHAM AND 10-15 MINUTES' FROM BOTH THE A1/ M1 INTERSECTIONS.

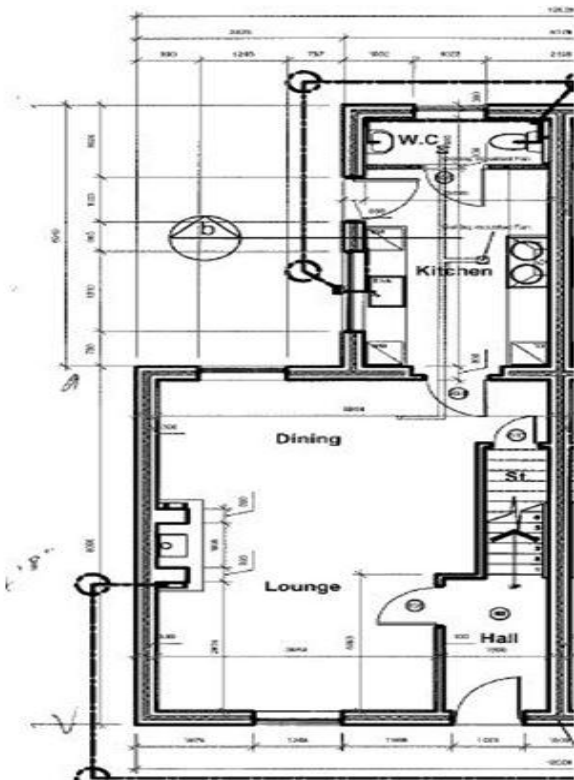
THE DEVELOPMENT IS SITUATED IN A SOUGHT AFTER PART OF WORKSOP TO THE NORTH OF THE TOWN.

PLOT ONE IS A LARGER PATTERNED THREE BED SEMI DETACHED HOUSE WITH FULL WOODEN DOUBLE GLAZING, GAS FIRED CENTRAL HEATING FROM A COMBI BOILER, EXCELLENT, SPACIOUS LAYOUT TO THE RECEPTION ROOMS AND BEDROOMS AND WITH THE BENEFIT OF AN EN SUITE TO THE FRONT BEDROOM. THERE IS A MULTI FUEL STOVE IN THE LOUNGE, DOWNSTAIRS TOILET ETC.

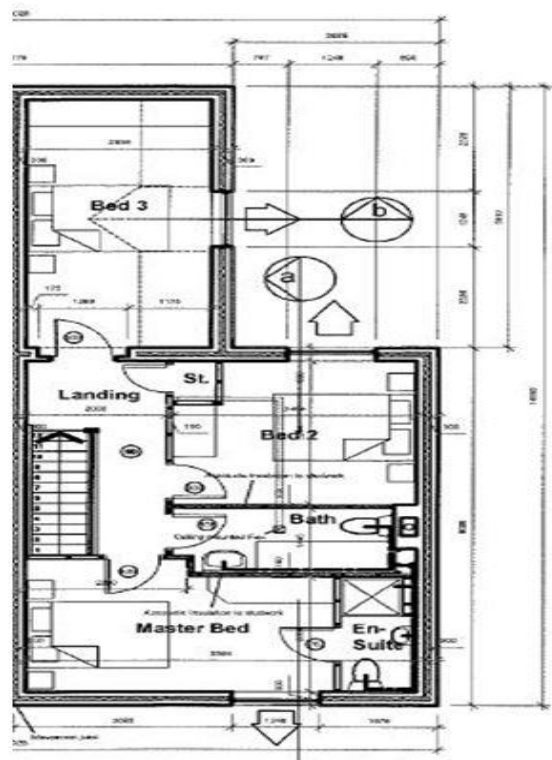
THIS PROPERTY FRONTS ONTO OLD GATEFORD ROAD AND HAS GARDENS WHICH ARE SOUTH AND WEST FACING.



Rear of the property



Ground Floor



First Floor

Note: Not to scale

ACCOMMODATION

ENTRANCE HALL

Central heating radiator.

EXCELLENT LARGE OPEN PLAN LOUNGE/ DINING ROOM 7.42m x 5.51m reducing to 4.47m
(24' 4'' x 18' 1'' reducing to 14' 8'')

Chimney breast, wood burner stove, two central heating radiators, wall mounted thermostat control and under stair store place.



FAMILY KITCHEN 7.42m x 5.51m reducing to 4.47m (24' 4'' x 18' 1'' reducing to 14' 8'')

Excellent range of units comprising of stainless steel double bowl sink unit, mixer tap, drawers, cupboards, worktops, high level cupboards, CDA five burner stainless steel gas hob, extractor above, integrated CDA oven, separate microwave/ grill, integrated fridge freezer, integrated dish washer, integrated washing machine, extensive tiling to splash backs, concealed lighting to the worktops, inset lighting to the ceiling, extractor, central heating radiator and cupboard housing Ideal Logic gas combi central heating boiler.



DOWNSTAIRS TOILET

Low flush w/c, pedestal wash basin, tiled splash backs, mixer tap and central heating radiator.



ON THE FIRST FLOOR

LANDING

Central heating radiator and storage/ airing cupboard.

MASTER BEDROOM 4.34m x 2.97m overall (14' 3'' x 9' 9'')

Central heating radiator.



EN SUITE SHOWER ROOM

Fully tiled shower cubicle, mixer shower, pedestal wash basin, tiled splash back, low flush w/c, vertical chrome towel rail/ radiator, shaver point, extractor fan and inset lighting to the ceiling.



LARGE REAR BEDROOM TWO 5.82m x 2.57m (19' 1'' x 8' 5'')

Central heating radiator and window overlooking the West facing garden.



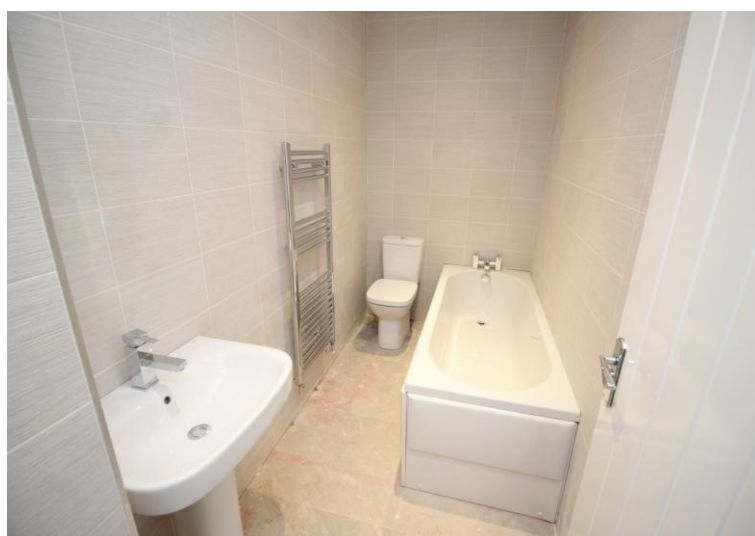
BEDROOM THREE 3.4m x 3.2m (11' 2" x 10' 6")

Central heating radiator.



FAMILY BATHROOM

White suite, panel bath, pedestal wash basin, low flush w/c, fully tiled walls, vertical chrome towel rail/radiator, extractor fan, inset lighting to the ceiling and electric shaver point.



OUTSIDE

To the front

Forcourt area, paved paths, brick feature boundary wall and path to the side, via gate, to the garden area.

Rear garden

Well enclosed behind feature brick walls and fencing, facing South and West, mature tree, outside light and separate store place.



The first car port, with the store behind, will be with this property.

**Viewing
Arrangements**

Contact the Agents, 01909 531450

Awaiting Energy Performance Certificate

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 7 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



NEIL MILLS @ “THE MORTGAGE SHOP”

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.

David
Hawke
Property Services

www.davidhawke.co.uk

We get results!

SOLD

SUBJECT TO CONTRACT

David Hawke
PROPERTY SERVICES



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84 BRIDGE STREET, WORKSOP
01909 531450

- Open 7 Days a Week and Late Nights
- Once and for all agreed fee including everything (brochures, sale board, advertising every week) plus VAT
- If you do not move you pay absolutely nothing
- 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 Sikes
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