

David Hawke

PROPERTY SERVICES

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Ref:- H634



8 DOCTOR LANE, HARTHILL, SHEFFIELD, SOUTH YORKSHIRE S26 7XL

Price **£299,500**

**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

THIS IS A THREE BEDROOMED DETACHED BUNGALOW WITH AN EXCELLENT SPECIFICATION INCLUDING FULL WOODEN DOUBLE GLAZING LEAD LATTICE STYLE, UPVC SOFFITS AND FASCIAS, GAS FIRED CENTRAL HEATING. THE PROPERTY PROVIDES VERY WELL FITTED AND DECORATED ACCOMMODATION IN A HIGHLY SOUGHT AFTER POSITION WITHIN THIS POPULAR VILLAGE.

THE PROPERTY HAS THE BENEFIT OF A WELL ENCLOSED REAR GARDEN WHICH IS NOT DIRECTLY OVERLOOKED FROM BEHIND AND FACES SOUTH.

THE PROPERTY WAS IN BUILT IN 1975 OR THEREABOUTS.

THE ACCOMMODATION IS OF A GOOD SIZE WITH A LARGE OPEN PLAN LOUNGE/DINING ROOM, WELL FITTED KITCHEN, ENTRANCE HALL, THREE BEDROOMS TWO WITH BUILT IN WARDROBES ONE WITH EN-SUITE SHOWER ROOM AND A SEPARATE FAMILY BATHROOM. THERE IS A LARGE GARAGE AND VERY WELL LAID OUT WELL STOCKED GARDENS.

HARTHILL IS A POPULAR VILLAGE JUST 15 MINUTES DRIVE FROM WORKSOP, 5 MINUTES DRIVE OR SO FROM THE M1 INTERSECTION, 20-25 MINUTES DRIVE FROM SHEFFIELD, CHESTERFIELD ETC.



ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

Central heating radiator, cylinder airing cupboard, broom cupboard, access via retractable ladder to the bordered out loft space with electric lights laid on, TRADITIONAL STYLE ROOF PROVIDING EXCELLENT STORAGE AND POTENTIAL FOR ADDITIONAL PLAY AREAS ETC SUBJECT TO ANY BUILDING REGULATIONS AND PLANNING PERMISSION ETC.

OPEN PLAN LOUNGE/DINING ROOM 8.48m x 4.29m (27' 10'' x 14' 1'')

Lounge 5.35m x 4.26m (17'7 x 14'10)

With a coal effect living flame gas fire, feature stone fire place with feature plinth shelving to the side, two central heating radiators, patio doors opening onto the rear patio and garden, archway leading through to the dining area

Dining Area 3.98m x 2.99m (13'1 x 9'9)

Central heating radiator, double glass door leading back through to the entrance hall.





Open Plan Lounge/Dining room



Dining Area

WELL FITTED KITCHEN 4.14m x 3.38m (13' 7" x 11' 1")

Recently refurbished with granite worktops and refurbished units comprising; double bowl sink unit mixer tap, drawers, cupboards, worktops, high level cupboards, four burner gas hob with extractor above, integrated dishwasher, integrated fridge freezer, extensive tiling to splashbacks, central heating radiator, inset lighting to the ceiling, cupboard housing the Glow-worm wall mounted gas central heating boiler, integrated Siemens microwave, integrated washing machine.



Well Fitted Kitchen

REAR BEDROOM 1 4.12m x 3.89m (13' 6'' x 12' 9'')

Fine range of built in mirror fronted wardrobes, central heating radiator.



FRONT BEDROOM 2 3.68m reducing to 3.18m x 3.07m (12' 1''(10' 5'') x 10' 1'')

Range of built in wardrobes, dressing table, nested draws on each side of the bed head position, folding door leading through to an en-suite shower room.



EN-SUITE SHOWER ROOM

With blinde shower cubicle, electric shower, corner wash basin, saniflow low flush w.c, tiled floor, inset lighting to the ceiling.



BEDROOM 3 3.15m x 2.21m (10' 4'' x 7' 3'')

Central heating radiator.



FAMILY BATHROOM

Panelled bath with electric shower above, shower screen, pedestal wash basin, low flush w.c, fully tiled walls, double central heating radiator, storage cupboard.



OUTSIDE

To the front there is an extensive brick paved forecourt area with flower and shrubbery borders well stocked, the double length driveway leading to the attached garage, gate and path to the side via leading through to a second gate to the rear. The rear has an extensive full width paved blocked paved patio area behind the house, two set of steps that lead up to a top patio area, lawn area with well stocked flower and shrubbery borders, second paved patio area, large sycamore tree, outside tap. The rear garden is not overlooked from behind.



Rear Garden



Seating Area



Rear of Bungalow

LARGE GARAGE 7.09m x 6.05m (23' 3'' x 19' 10'')

Up and over door, electric light and power laid on, separate side entrance door.

GARDEN STORE PLACE

**Viewing
Arrangements**

Contact the Agents, 01909 531450

Energy Performance Certificate

8, Doctor Lane, Harthill, SHEFFIELD, S26 7XL

Dwelling type: Detached bungalow Reference number: 0654-2826-7569-9623-7095
 Date of assessment: 26 June 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 June 2017 Total floor area: 107 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,751
Over 3 years you could save	£ 588

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 399 over 3 years	£ 198 over 3 years	
Heating	£ 1,920 over 3 years	£ 1,701 over 3 years	
Hot Water	£ 432 over 3 years	£ 264 over 3 years	
Totals	£ 2,751	£ 2,163	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	69	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 264	
2 Low energy lighting for all fixed outlets	£60	£ 171	
3 Solar water heating	£4,000 - £6,000	£ 153	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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, 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

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 Ombudsman Services: Property, P O Box 1021, Warrington. WA4 9FE 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.

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We get results!

SOLD

SUBJECT TO CONTRACT

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David Hawke
Principal/Valuer



Val Casey
Associate/Sales Manager



Donna Clarke
Valuations & Sales Advisor



Gill Hutchinson
Contract Chasing



Joanne Harris
Admin



Lauran Stocks
Customer Care Assistant



Neil Mills
Independent Mortgage Advisor



Ian Ruckton
Accompanied Viewer

Talk to us now

Together we'll make it happen

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

Call 01909 531450 www.davidhawke.co.uk