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Fax: (01909) 531 451



#### **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.

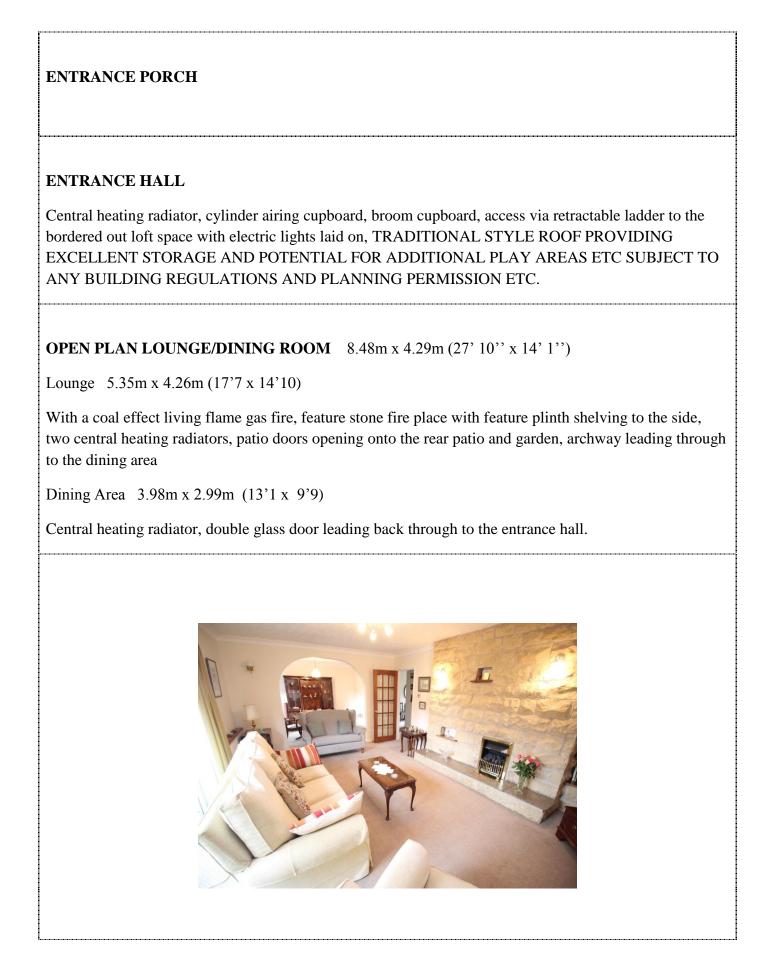
THE PROPERTY WAS IN BUILT IN 1975 OR THEREABOUTS.

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





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

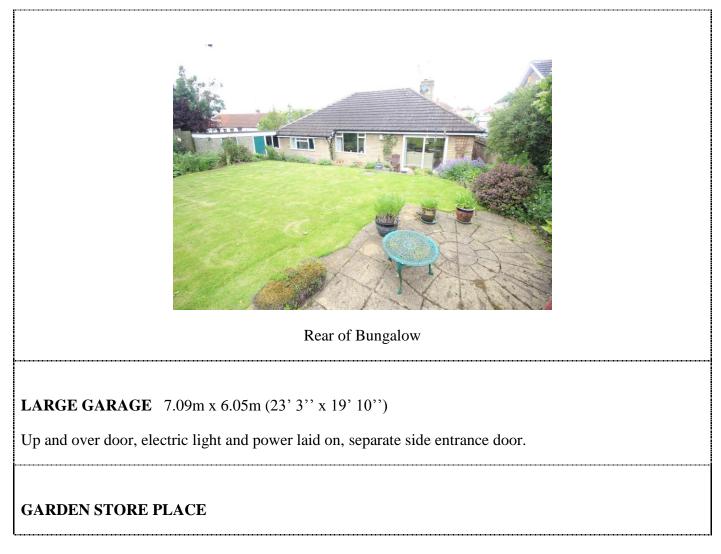
To the front there is an extensive brick paved forecourt area with flower and shrubbery borders well stocked, the double length driveway leading to the attached garage, gate and path to the side via leading through to a second gate to the rear. The rear has an extensive full width paved blocked paved 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



Viewing Arrangements Contact the Agents, 01909 531450

8, Doctor Lane, Harthill, SH	EFFIELD, 326 /AL				
Date of assessment: 26 J	ched bungalow lune 2017 lune 2017	Reference number Type of assessme Total floor area:		826-7569-9623-7095 P, existing dwelling	
Compare current ratings of p Find out how you can save e	roperties to see which pro	perties are more energy	/ efficient		
Estimated energy costs			CELEVILLE N	£ 2,751	
Over 3 years you could	Contraction of the second s	AND AND ADDRESS		£ 588	
Estimated energy cos	sts of this home				
	Current costs	Potential costs	L F	Potential future savings	
Lighting	£ 399 over 3 years	£ 198 over 3 years			
Heating	£ 1,920 over 3 years	£ 1,701 over 3 yes	irs	You could	
Hot Water	£ 432 over 3 years	£ 264 over 3 years	-	save £ 588	
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### **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
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- 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
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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 <u>but</u> 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 inturn 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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Val Casey





Donna Clarke

Gill Hutchinson







Ian Rushton



Talk to us now Together we'll make it happen

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