

# David Hawke

PROPERTY SERVICES

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Telephone: (01909) 531 450

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**Ref:- P384**



## **PLOT THREE, PILGRIM WAY, WORKSOP, NOTTS. S80 2LP**

**Price £139,950**

**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

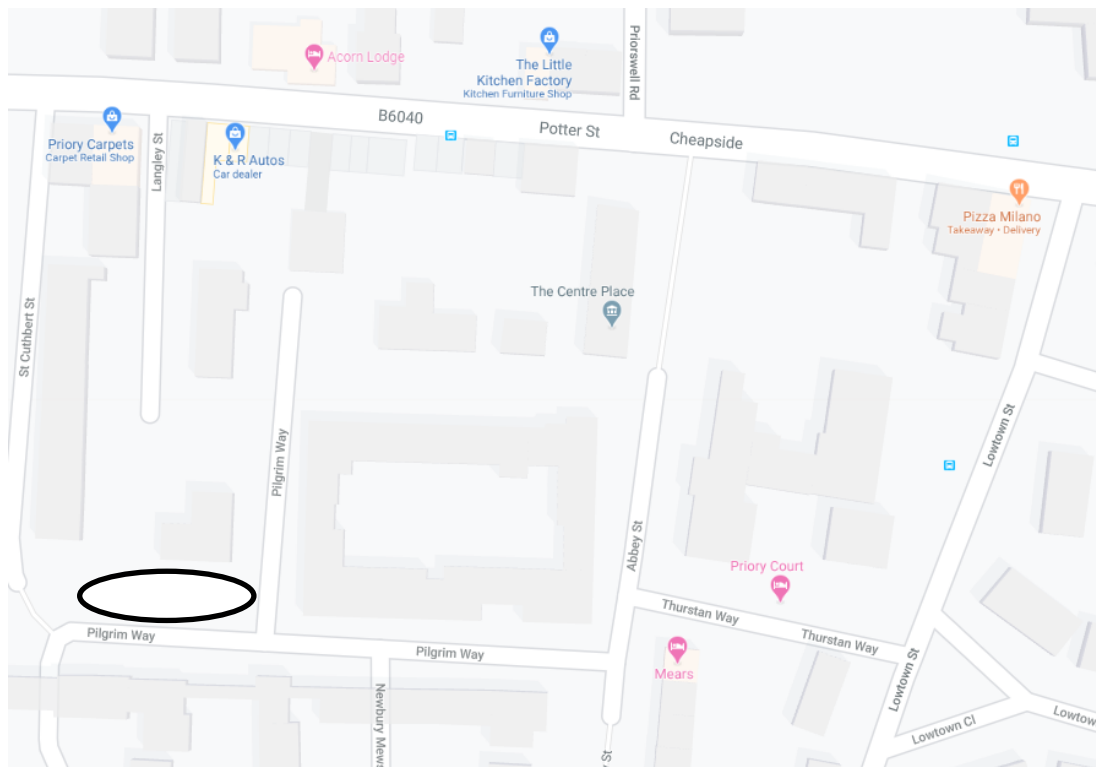
## DESCRIPTION

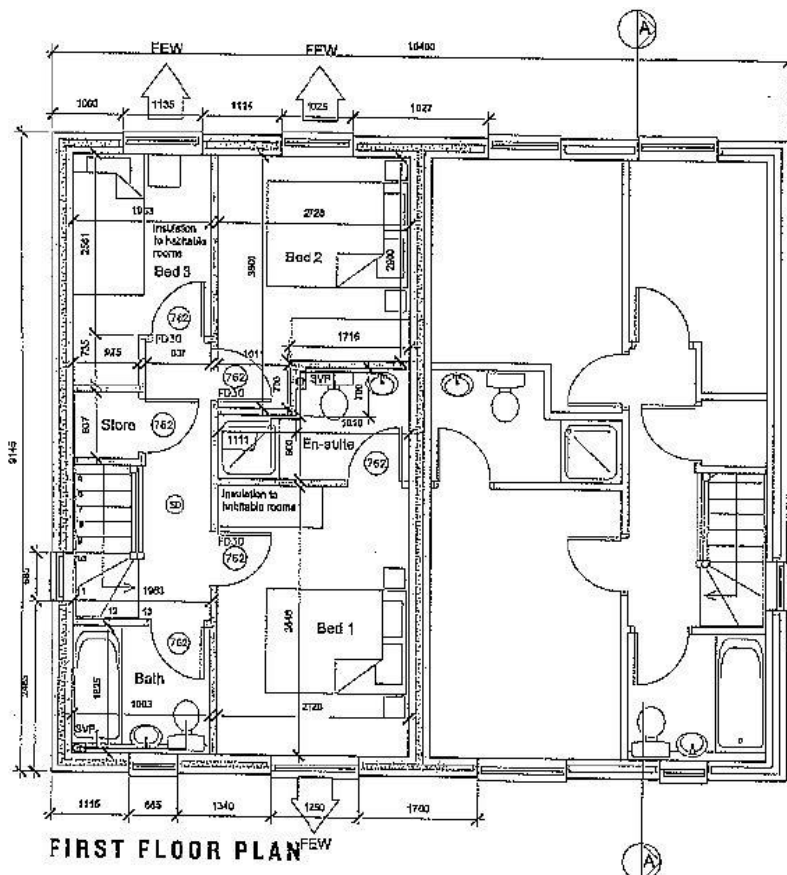
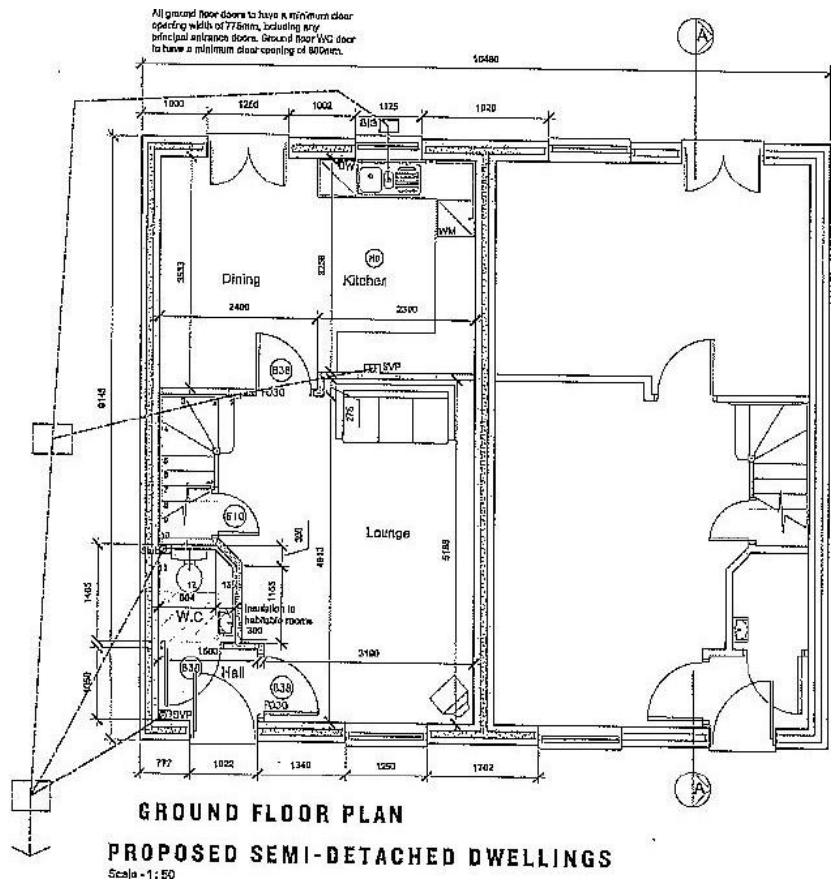
A DEVELOPMENT OF SIX THREE BEDROOM SEMI DETACHED HOUSES TO A FINE SPECIFICATION, SITUATED IN A BACK WATER POSITION AND YET WITHIN AN EASY REACH OF GOOD LOCAL SHOPS, SCHOOLS AND PUBLIC TRANSPORT FACILITIES ETC. THE HOUSES ARE BUILT IN BRICK WITH UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING FROM A COMBI BOILER, ENSUITE SHOWER TO THE MASTER BEDROOM, DOUBLE PARKING SPACE TO THE FRONT, ENCLOSED REAR GARDEN WITH PATIO AND GRASSED AREA. PRICE £139,950 (Plots 1 - 6).

NOTE: WE UNDERSTAND THAT ALL PROPERTIES WILL BE COVERED BY 10 YEAR WARRANTEE FROM PMS SURVEYORS IN SHEFFIELD (DETAILS TO BE CONFIRMED BY SOLICITORS).

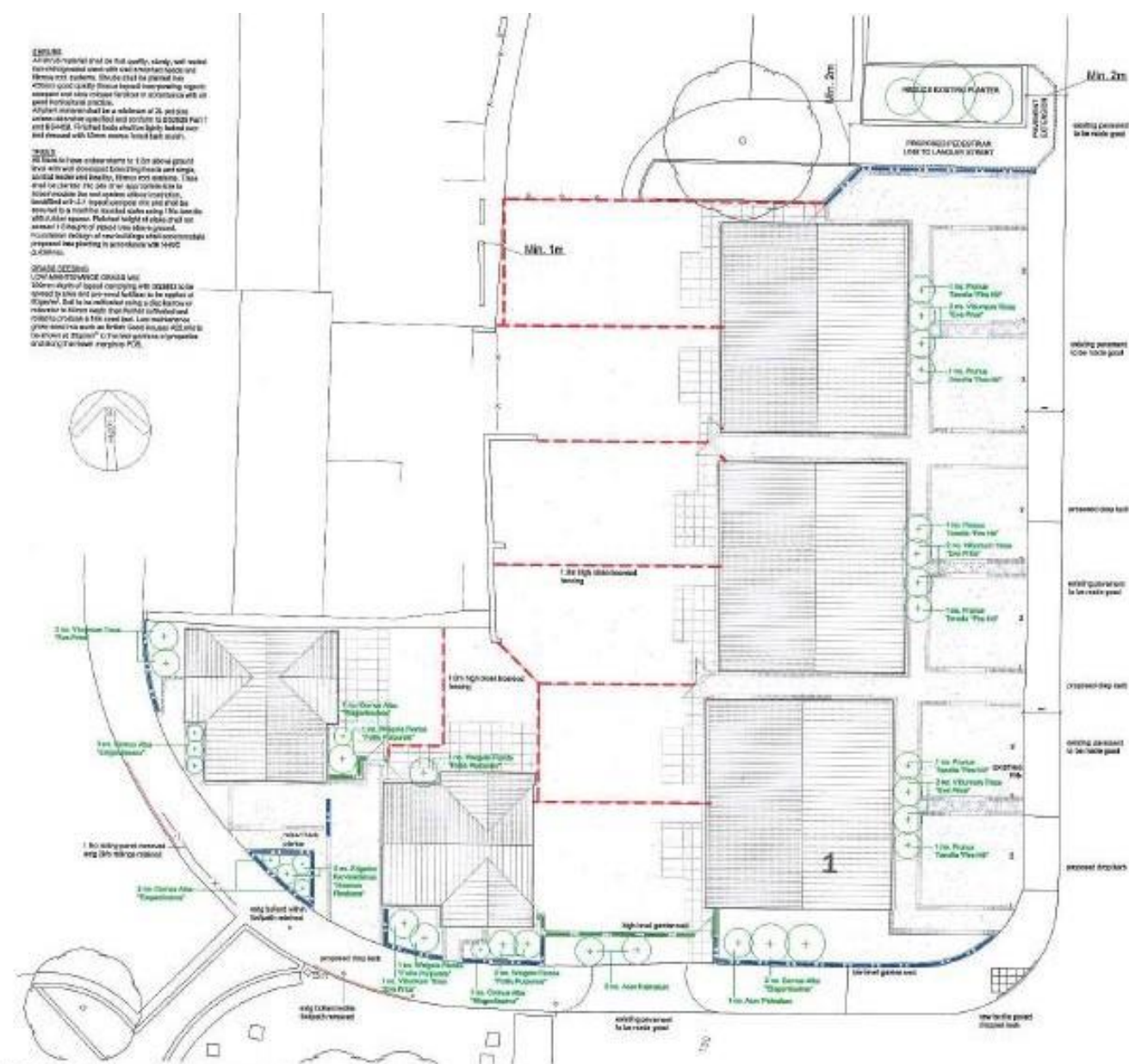
VIEWING CONTACT AGENTS.

DIRECTIONS: TO ACCESS PILGRIM WAY, WHEN TRAVELLING ONTO LOWTOWN STREET FROM CHEAPSIDE AND TURN RIGHT ONTO THURSTAN WAY. THEN TURN LEFT ONTO ABBEY STREET AND IMMEDIATELY RIGHT ONTO PILGRIM WAY AND IT IS AT THE END OF THE ROAD.





(Not to scale. For identification only)

[illegible]

PROPOSED SITE PLAN-INCLUDING LANDSCAPE SCHEME

PROF.  
BOWEN • 71100



## ACCOMMODATION

### FRONT ENTRANCE HALL

Central heating radiator.

**SITTING ROOM** 5.06m x 3.91m overall, reducing to 3.53m (16' 7" x 12' 10") (11' 7")

Two central heating radiators. Under stairs store place.



### DOWNSTAIRS TOILET

Low flush w/c, wash basin in vanity unit with mixer tap, central heating radiator, extractor fan.

**DINING KITCHEN** 4.75m x 3.56m (15' 7" x 11' 8")

Stainless steel sink unit, drawers, cupboards, worktops, high level cupboards, Lamona four burner stainless steel gas hob with over below, extractor above the cooker position, central heating radiator, plumbing for a washing machine and fridge/freezer. Ideal Instinct wall mounted gas combi boiler in the cupboard. Double French windows open onto the West facing rear garden.



## ON THE FIRST FLOOR

### LANDING

Central heating radiator. Good sized storage cupboard.

**FRONT BEDROOM ONE** 3.84m x 2.69m (12' 7" x 8' 10")

Central heating radiator.



## ENSUITE SHOWER ROOM

Fully tiled shower cubicle with mixer shower, pedestal wash basin, tiled splash back, low flush w/c, vertical chrome towel rail/radiator and extractor fan.



**BEDROOM TWO** 3.53m reducing to 2.85m x 2.69m (11' 7'' (9' 4'')x 8' 10'')

Central heating radiator.



**BEDROOM THREE** 3.3m reducing to 2.52m x 1.96m (10' 10''(8' 3'') x 6' 5'')

Central heating radiator.



**FAMILY BATHROOM**

White suite with mixer shower above, fully tiled surrounding walls, pedestal wash basin, tiled splash



back, low flush w/c and vertical chrome towel rail/radiator.



## **OUTSIDE**

To the front each has got a double side-by-side off-street parking space. Open to the front. Paved path leading up to the front door.

To the rear each has got paved patio area and turfed garden areas which are fenced.

**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 intun 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  
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Property Services

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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
- 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 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](http://www.davidhawke.co.uk)