



**Langley Road, Harworth Doncaster DN11 8SU**

**welcome to**

**Langley Road, Harworth Doncaster**

This modern semi detached property is worthy of a viewing with no onward chain being attached. Located on a modern development alongside similar properties the area gives a buyer lots of amenities & facilities. There are local primary & secondary schools, A1 motorway is an easy commute, 5 minutes.



## Ground Floor Accommodation

### Entrance Lobby

With a front facing entrance door and access into the lounge.

### Cloakroom

With a low flush wc, basin and central heating radiator.

### Lounge

14' 11" incl stairs x 14' 6" max ( 4.55m incl stairs x 4.42m max )

Main reception room with a front facing double glazed window, stairs leading upto the first floor with a useful under stairs cupboard.

### Kitchen Diner

14' 11" x 8' 7" ( 4.55m x 2.62m )

Modern dining kitchen, light and airy with a rear facing double glazed window and French doors out to the garden. Fitted range of units with coordinating work surfaces with sink and drainer inset. Appliances comprising of an oven and hob with extractor fan above, fridge freezer and dishwasher. Central heating radiator.

## First Floor Accommodation

### Landing

With loft access.

### Bedroom One

12' x 8' 2" ( 3.66m x 2.49m )

Double Room: Having a rear facing double glazed window and a central heating radiator.

### Bedroom Two

11' 1" x 8' 2" ( 3.38m x 2.49m )

Double Bedroom: With a front facing double glazed window and a radiator.

### Bedroom Three

8' 8" x 6' 6" ( 2.64m x 1.98m )

Currently utilised as a dressing room with a rear facing double glazed window and a radiator.

### Bathroom

Having a modern suite comprising of a bath with a mains fed shower above, low flush wc and wash hand basin. Front facing obscured double glazed window, partially tiled walls and a central heating radiator.

## External

Off street parking to the front elevation for two cars, gated to the side giving access to the rear garden. At the rear of the property there is a lawned garden enclosed and fenced with paved seating area leading out from the French Doors.

### Agents Note

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### Agents Note

Management charge payable for the upkeep of communal areas once the development is complete of £118.84 per annum.



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## Langley Road, Harworth Doncaster

- Lovely Semi-Detached House
- Modern Development
- High Standard of Decoration
- Three Bedrooms
- Off Road Parking

Tenure: Freehold EPC Rating: B

# £198,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107117 - 0007

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