

Sandymount, Harworth Doncaster DN11 8QG



# welcome to

# Sandymount, Harworth Doncaster

IDEAL FIRST TIME BUY or BUY TO LET property. Semi-detached house benefiting from a GOOD SIZE GARDEN, CONSERVATORY and OFF ROAD PARKING. Available with NO ONWARD CHAIN. Viewing highly recommended.













#### **Ground Floor Accommodation**

#### **Entrance Lobby**

#### Lounge

12' 5" x 12' 2" incl recess ( $3.78m \times 3.71m$  incl recess) Main reception room having a front facing double glazed window and central heating radiator.

#### **Kitchen/ Dining Room**

15' 7" x 8' 11" (4.75m x 2.72m) Fitted with a range of wall and base units, complimentary work tops and inset sink and drainer. Benefiting from integrated oven and hob with extractor fan above and having space for a fridge/freezer, washing machine and dining room table. Rear facing and two side facing double glazed windows plus spotlights to the ceiling.

#### Conservatory

12' x 9' (  $3.66m \times 2.74m$  ) Upvc construction and having doors out to the rear garden.

#### **First Floor Accommodation**

Landing

Side facing double glazed window.

#### Bedroom One

11' 7" x 11' 4" plus recess ( 3.53m x 3.45m plus recess ) Double bedroom with front facing double glazed window and central heating radiator.

#### Bedroom Two

10' 4" x 7' 4" (  $3.15m \times 2.24m$  ) Good size second bedroom with rear facing double glazed window and central heating radiator.

#### Bathroom

Stylish bathroom comprising of bath with shower over and screen, wash hand basin and wc. Tiling to the walls, rear facing double glazed window with obscure glass and heated towel rail.

#### External

To the front elevation is a concrete hard standing providing off road parking. Side access to the storage garage and garden. The rear garden is of a good size garden enclosed by timber fencing having a paved seating area, lawn and

Storage Garage

useful storage outbuilding.

19' 9" x 10' 1" ( 6.02m x 3.07m ) Side courtesy door. Main up and over door currently not in operation.





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# Sandymount, Harworth Doncaster

- Well Presented Semi-Detached House
- Popular Area
- Ideal First Time Buy
- Conservatory
- Two Bedrooms

Tenure: Freehold EPC Rating: C

# £150,000





# view this property online williamhbrown.co.uk/Property/BWY106933



Property Ref: BWY106933 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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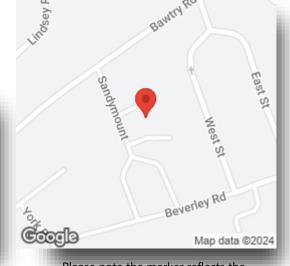


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Please note the marker reflects the postcode not the actual property