



Harper Hill Gardens, Bircotes Doncaster DN11 8FQ

welcome to

Harper Hill Gardens, Bircotes Doncaster

ATTENTION FIRST TIME BUYERS !! Beautifully presented THREE BEDROOM semi-detached house with PARKING and WELL MAINTAINED GARDEN. Located to a MODERN DEVELOPMENT and within WALKING DISTANCE to amenities. Viewing highly recommended.



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing main entrance door and housing the stairs to the first floor landing.

Cloakroom

Fitted with a wc and wash hand basin. Side facing double glazed window and central heating radiator.

Lounge

15' 9" x 10' 4" (4.80m x 3.15m)

Spacious main reception room having a front facing double glazed window and central heating radiator.

Kichen/Dining Room

17' 9" x 9' 7" (5.41m x 2.92m)

Modern fitted kitchen with a good variety of wall and base units, complimentary worktops and inset sink with drainer. Benefiting from integrated oven, gas hob and dishwasher and having space for a fridge freezer. Rear facing double glazed window, central heating radiator, under stairs cupboard, spot lights to the ceiling and French doors out to the garden.

First Floor Accommodation

Landing

Having a storage cupboard housing the boiler and access to the loft.

Bedroom One

10' 8" plus wardrobe x 10' 3" (3.25m plus wardrobe x 3.12m)

Double bedroom with built in wardrobe, front facing double glazed window and central heating radiator.

En-Suite

En-suite facilities to bedroom one, fitted with a shower cubicle, wc and wash hand basin. Heated towel rail, splash back tiling and spot lights to the ceiling.

Bedroom Two

10' 3" x 8' 9" plus recess (3.12m x 2.67m plus recess)

Double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Single bedroom with rear facing double glazed window and central heating radiator.

Bathroom

Family bathroom fitted with a white three piece suite comprising bath with shower over and screen, wc and wash hand basin. Front facing double glazed window with obscure glass, tiled splash backs, heated towel rail and spot lights to the ceiling.

External

To the front of the property are two parking spaces and side gated pedestrian access to the rear garden. The garden is enclosed and well maintained offering lawn, paved seating area, outside tap and a variety of plants and shrubs.

Agents Note

We are advised by the vendor that an annual management fee is payable towards the upkeep of communal areas. Currently this is £180 per annum.



view this property online williamhbrown.co.uk/Property/BWY107375



welcome to

Harper Hill Gardens, Bircotes Doncaster

- Superb Semi Detached House
- Modern Development
- Close to Amenities
- Three Bedrooms
- Off Road Parking

Tenure: Freehold EPC Rating: B

offers in the region of

£189,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BWY107375](https://www.williamhbrown.co.uk/Property/BWY107375)



Property Ref:
BWY107375 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)