



Mayfair Close, Harworth Doncaster DN11 8PY

welcome to

Mayfair Close, Harworth Doncaster

GREAT OPPORTUNITY to purchase this well presented DETACHED BUNGALOW in the popular village of Harworth close to a variety of amenities. Benefiting from a CORNER PLOT POSITION, DRIVE and GARAGE. Viewing is highly recommended to appreciate the accommodation on offer.



Accommodation

Front Porch

Lounge

14' 8" x 10' 8" extending to 14' 4" (4.47m x 3.25m extending to 4.37m)

Main reception room having access to the porch and front door. Front facing double glazed window, feature fireplace, central heating radiator, coving to the ceiling and a picture light.

Kitchen/Breakfast Room

15' 6" x 7' 7" + door recess (4.72m x 2.31m + door recess)
Kitchen fitted with a range of wall and base units with complimentary worktops, splash back tiles and inset stainless steel sink and drainer. Benefiting from integrated oven and hob and having space for a washing machine and fridge freezer. Two front facing double glazed windows, central heating radiator and a rear entrance door.

Inner Hall

Inner hall having a tank cupboard and central heating radiator.

Bedroom One

11' 4" x 10' 8" + fitted wardrobe (3.45m x 3.25m + fitted wardrobe)

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

Bedroom Two

9' 9" x 7' 11" incl wardrobes (2.97m x 2.41m incl wardrobes)

Single bedroom having fitted wardrobes with sliding mirrored doors, a rear facing double glazed window and central heating radiator.

Bathroom

Spacious bathroom fitted with a four piece suite comprising of a bath, wc, wash hand basin and a shower cubicle. Having a side facing double glazed window with obscure glass and chrome heated towel rail.

Externally

Situated to a slightly elevated corner plot position with wrought iron pedestrian gate and steps at the front leading to the main entrance door. Having lawned garden to three sides, paved pathway plus a drive and single garage to the rear.

Garage

17' 9" x 9' 3" max (5.41m x 2.82m max)

Single garage with up and over door and side courtesy door and window.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



view this property online williamhbrown.co.uk/Property/BWY107544



welcome to

Mayfair Close, Harworth Doncaster

- Detached Bungalow
- No Onward Chain
- Potential To Improve
- Popular Village Location
- Corner Plot Position

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107544



Property Ref:
BWY107544 - 0008

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