

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" \times 10' 8" extending to 14' 4" ($4.47m \times 3.25m$ 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" \times 10' 8" + fitted wardrobe ($3.45m \times 3.25m + fitted$ wardrobe)

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

Bedroom Two

9' 9" x 7' 11" incl wardrobes ($2.97 \text{m} \times 2.41 \text{m}$ 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.





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- **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







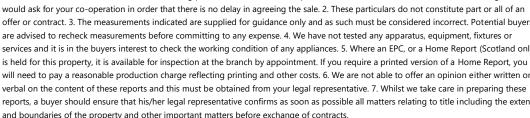


Please note the marker reflects the postcode not the actual property

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 offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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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