



**Mirabelle Way, Harworth Doncaster DN11 8DA**

**welcome to**

**Mirabelle Way, Harworth Doncaster**

SUPERB semi-detached house in the popular village of Harworth, Benefitting from THREE BEDROOMS, OFF ROAD PARKING and low maintenance garden. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Accessed via a front facing main entrance door, housing the stairs to the first floor landing and having a central heating radiator.

### Cloakroom

Fitted with a wc and wash hand basin with tiled splashbacks. Front facing double glazed window with obscure glass and heated towel rail.

### Lounge

14' 4" max x 11' 11" ( 4.37m max x 3.63m )  
Main reception room with useful storage cupboard, front facing double glazed window and central heating radiator.

### Kitchen/Dining Room

15' 1" x 8' 8" ( 4.60m x 2.64m )  
Stylish kitchen/dining room fitted with a good range of wall and base units with complimentary worktops and inset sink and drainer. Benefitting from integrated electric oven and gas hob and having space for a dishwasher, washing machine and fridge freezer. Rear facing double glazed window, double glazed French doors and central heating radiator.

## First Floor Accommodation

### Landing

Storage cupboard and loft access.

### Bedroom One

11' 10" max x 9' 7" ( 3.61m max x 2.92m )  
Double bedroom with built in cupboard, front facing double glazed window with fitted blinds and central heating radiator.

### En-Suite

Fitted with a shower cubicle, wc and wash hand basin. Front facing double glazed window with obscure glass and central heating radiator.

### Bedroom Two

9' 1" x 7' 7" ( 2.77m x 2.31m )  
Bedroom having rear facing double glazed window with fitted blinds and central heating radiator.

### Bedroom Three

7' 7" x 5' 9" ( 2.31m x 1.75m )  
Bedroom having a rear facing double glazed window with fitted blinds and a central heating radiator.

### Bathroom

Family bathroom comprising of bath, wc and wash hand basin. Having tiled splashbacks, side facing double glazed window with obscure glass and central heating radiator.

## External

A shared private drive leads to two allocated parking spaces to the front elevation. There is side pedestrian access to the rear garden which is fenced and enclosed and offers a covered decked seating area, artificial lawn for ease of maintenance, variety of plants and shrubs and a garden shed with power connected.

## Agents Notes

The length of the lease is 999 years from 1st January 2015, meaning there are approximately 989 years remaining. Ground Rent of £150 per annum is payable. No service charge.

There may be a possibility to purchase the freehold of this property for a limited time subject to certain eligibility criteria. Please speak to your conveyancer.

A private right of way exits, please speak to branch for further details.



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## **Mirabelle Way, Harworth Doncaster**

- Lovely Semi-Detached House
- Stylish Kitchen
- Modern Bathroom and En-suite
- Three Bedrooms
- Off Road Parking for 2 Cars

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107528 - 0002

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