



Tickhill Road, Harworth, Doncaster, DN11 8PB

welcome to

Tickhill Road, Harworth, Doncaster

Well presented FOUR BEDROOM semi-detached house benefitting from an ELEVATED POSITION, off road parking, garage and outbuilding. Viewing highly recommended.



Ground Floor Accommodation

Lounge/Dining Room

22' plus bay x 16' 9" incl stairs (6.71m plus bay x 5.11m incl stairs)

A light and bright main reception room with front facing double glazed bay and side facing window. Providing spacious living accommodation with plenty of room for lounge and dining furniture. Housing the stairs to the first floor landing and having three central heating radiators, coving to the ceiling, wall lights and a Upvc main entrance door,

Kitchen

16' 7" x 10' 10" (5.05m x 3.30m)

Modern kitchen fitted with a good range of cabinetry and complimentary worktops with inset sink. Benefitting from a host of integrated appliances including oven, hob, washing machine and tumble dryer plus having space for a fridge/freezer. Rear facing double glazed window, central heating radiator, recessed lights and a rear facing entrance door.

First Floor Accommodation

Landing

Side facing window and loft access with pull down ladder.

Bedroom One

14' max x 11' 6" plus wardrobes (4.27m max x 3.51m plus wardrobes)

Double bedroom with fitted sliding door wardrobes front facing double glazed window, coving to the ceiling and central heating radiator.

En-Suite Wet Room

Fitted with an electric shower, wc and wash hand basin. Side facing double glazed window, tiled walls, heated towel rail and coving to the ceiling.

Bedroom Two

10' 10" x 7' 4" (3.30m x 2.24m)

Good sized second bedroom with a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Single bedroom with rear facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom 4/Study

9' 9" x 7' 8" (2.97m x 2.34m)

Currently used as a study and having coving to the ceiling, skylight and central heating radiator.

Bathroom

A beautiful bathroom with white bathroom suite comprising bath with shower over and screen, vanity wash hand basin and WC. Having a heated towel rail, side facing double glazed window and recessed lights.

External

Set back from the road in an elevated position enjoying views over countryside. To the front of the property is off road parking for two vehicles in front of the single garage. A wrought iron gate leads to a sloped, block paved pathway to the front of the house and garden area.

There is gated pedestrian access to the side elevation providing access to the rear garden and outbuildings.

A private rear garden with feature seating area, lawn and water supply.

Garage

19' 8" x 9' 10" (5.99m x 3.00m)

Single garage with electric door and EV charger.

Outbuilding

16' 1" x 9' 4" (4.90m x 2.84m)

Attached Storage Area

9' 10" x 4' 5" (3.00m x 1.35m)

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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welcome to

Tickhill Road, Harworth Doncaster

- Traditional Style Semi-Detached House
- Three/Four Bedrooms
- Spacious Living Accommodation
- Garage & Off Street Parking
- Mature Front and Rear Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107634 - 0003

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