

The Hollies Scrooby Road, Harworth Doncaster DN11 8JT

welcome to

The Hollies Scrooby Road, Harworth Doncaster

IDEAL FAMILY HOME or FIRST TIME PURCHASE. Well presented THREE BEDROOM SEMI DETACHED house with FRONT and REAR GARDENS. OFF ROAD PARKING and SINGLE GARAGE. Viewing recommended.













Ground Floor Accommodation

Entrance Hall

Entrance Hall having a central heating radiator.

Cloakroom

Cloakroom having a wc, wash hand corner basin, central heating radiator and fitted carpet.

Lounge

15' 3" + bay x 13' 7" max (4.65m + bay x 4.14m max) Spacious main reception room having coving to the ceiling, central heating, rear facing double glazed windows and French doors leading to the garden.

Kitchen

10' 1" x 6' 3" (3.07m x 1.91m)

Well equipped kitchen having a good range of wall and base units with complimentary work tops and stainless steel sink with drainer. Having integrated appliances including gas hob and electric oven. Central heating radiator, tiled flooring, tiled splashbacks, recessed lights and front facing double glazed window.

First Floor Accommodation

Landing

Landing having a central heating radiator and carpet.

Bedroom Two

13' 7" x 9' 8" max (4.14m x 2.95m max) Double bedroom having a rear facing double glazed window, central heating radiator and fitted carpet.

Bedroom Three

13' 5" max x 8' 6" narrowing to 5' 3" ($4.09 m\ max\ x\ 2.59 m\ narrowing to 1.60 m$)

Good size third bedroom having two front facing double glazed windows, central heating radiator and fitted carpet.

Bathroom

Fitted with a bath, wash hand basin and wc. Part tiled walls, tiled floor, recessed lights, central heating radiator and side facing double glazed window with obscure glass.

Second Floor Accommodation Bedroom One

17' 1" extending to 23' 7" x 9' 11" max (5.21m extending to 7.19m x 3.02m max)

Double bedroom having a front facing double glazed window, two central heating radiators, carpet, eaves storage and loft access.

En Suite

Fitted with a shower cubicle, wc and wash hand basin. Velux style window, part tiled walls and central heating radiator.

External

External to the property there is a small gated front garden with wrought irongate and railings. To the rear there is an enclosed garden with timber fencing, lawn, paved seating area and rear pedestrian access gate leading to the drive and single garage.

Garage

16' 3" x 8' 11" max (4.95m x 2.72m max) Garage having an up and over door.

Agents Note:

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

A private right of way exists giving access to the parking area, please contact the branch for further details.





welcome to

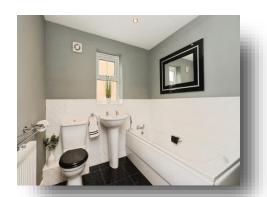
The Hollies Scrooby Road, Harworth **Doncaster**

- Lovely Three Storey Semi Detached Home
- Well Presented
- Off Road Parking and Garage
- **Popular Location**
- Three Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£185,000







Harworth Church of England Academy Scrooby Rd Brinsley Ny. **Coogle** Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107849



Property Ref: BWY107849 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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.



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