



Styrrup Road, Harworth Doncaster DN11 8LL

welcome to

Styrrup Road, Harworth Doncaster

Well presented, traditional style DETACHED HOUSE in the popular village of Harworth. SPACIOUS accommodation with POTENTIAL TO IMPROVE and make your own. Plenty of amenities and great COMMUTER LINKS. Viewing recommended.



Ground Floor Accommodation

Entrance Hallway

Accessed via a front facing main entrance door, housing the stairs to the first floor landing and having a side facing double glazed window with obscure glass, central heating radiator, coving and dado rail.

Lounge/Dining Room

Generous size through lounge/dining room with glazed doors giving access to the kitchen and door through to the hallway.

Lounge Area

11' 5" plus bay x 11' 2" (3.48m plus bay x 3.40m)
Front facing double glazed window, coving to the ceiling, dado rail and central heating radiator.

Dining Area

12' 5" x 9' 2" plus recess (3.78m x 2.79m plus recess)
Electric fire with back, hearth and surround and coving to the ceiling.

Kitchen/ Breakfast Room

17' 2" x 10' 5" (5.23m x 3.17m)
Light and bright kitchen fitted with a modern range of cabinetry, complimentary worktops with inset 1 1/2 bowl sink and drainer. Benefitting from integrated appliances including oven, hob, fridge and freezer. Two rear facing double glazed windows, central heating radiator and upvc entrance door.

Utility Room

8' 4" x 5' 9" (2.54m x 1.75m)
Situated just off the hall and fitted with a base unit, worktop over and stainless steel sink with drainer. Having space for a washing machine and tumble dryer.
In addition, this space doubles up as a cloakroom with a side facing double glazed window, part tiled walls and tiled flooring.

First Floor Accommodation

Landing

Loft access, side facing double glazed window with obscure glass, linen cupboard and dado rail.

Bedroom One

11' 5" plus bay x 10' 2" plus door recess (3.48m plus bay x 3.10m plus door recess)
Double bedroom with front facing double glazed bay window, fitted wardrobes and cupboards, coving to the ceiling, picture rail and central heating radiator.

Bedroom Two

12' 5" x 9' 11" plus door recess (3.78m x 3.02m plus door recess)
Double bedroom with rear facing double glazed window, fitted wardrobes, coving to the ceiling, picture rail and central heating radiator.

Bedroom Three

7' 6" x 6' 5" (2.29m x 1.96m)
Single bedroom with a front facing double glaze window, central heating radiator and coving to the ceiling.

Shower Room

Fitted with a shower cubicle, wc and pedestal wash hand basin. Rear facing double glazed window with obscure glass, part tiled walls and towel rail.

External

Set back from the road behind a brick built wall with double gates leading to the block paved driveway and garden.

Gated access to the side leads to a low maintenance block paved rear garden with water supply and raised borders stocked with a variety of plants and shrubs. Benefitting from a useful garden shed and timber built sun house with power and light connected. A lovely space to relax and enjoy with a high degree of privacy.

Storage Garage

14' 5" x 8' (4.39m x 2.44m)
Up and over garage door.

Agents Notes

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

We have been unable to verify if building regulation certification has been provided for the historical single storey rear extension to the property. We ask that you satisfy yourself in this regard before proceeding.



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welcome to

Styrrup Road, Harworth Doncaster

- Traditional Style Detached House
- Spacious and Well Presented
- Three Bedrooms
- Potential To Improve
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107681 - 0005

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.

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