



Well Hill Drive, Harworth Doncaster DN11 8FL

welcome to

Well Hill Drive, Harworth Doncaster

PERFECT FIRST TIME BUYER HOME located to a popular area in HARWORTH. This home is WELL PRESENTED throughout and ideally located for EASY ACCESS to all of the local amenities. With an EN SUITE, DRIVEWAY and GARDENS. Viewing highly recommended.



Ground Floor Accommodation

Entrance Hall

Entrance hall having a central heating radiator and storage cupboard.

Cloakroom

Cloakroom fitted with a wc and wash hand basin with splashback tiling. Central heating radiator and front facing double glazed window with obscure glass.

Lounge

14' 2" incl stairs x 14' 3" (4.32m incl stairs x 4.34m)
Spacious main reception room having French doors, rear facing double glazed window and central heating radiator.

Kitchen

12' 8" x 7' 3" (3.86m x 2.21m)
Lovely kitchen having a good range of modern wall and base units with complimentary worktops and inset 1 1/2 bowl stainless steel sink and drainer. Having integrated appliances including an oven, hob and extractor fan above. Space for dishwasher and fridge freezer. Front facing double glazed window and central heating radiator.

First Floor Accommodation

Landing

Landing having a central heating radiator and loft access.

Bedroom One

13' 2" x 7' 7" (4.01m x 2.31m)
Double bedroom having a rear facing double glazed window and central heating radiator.

Bedroom Two

10' 3" x 7' 7" (3.12m x 2.31m)
Double bedroom having a front facing double glazed window and central heating radiator.

En Suite

En suite having a shower cubicle, wc, wash hand basin with splash backs. Central heating radiator and side facing double glazed windows.

Bedroom Three

8' 7" x 6' 2" (2.62m x 1.88m)
Single bedroom having a rear facing double glazed window and central heating radiator.

Bathroom

Family bathroom having a bath with over head shower, wash hand basin and wc. Part tiled walls, front facing double glazed window with obscured glass and central heating radiator.

External

External to the property there is a garden to the front with an outside tap and side gate to the driveway. To the rear there is a garden enclosed by timber fencing, with a large paved patio area, lawn and garden shed.

Leasehold Details

Lease term is 125 years from 22nd February 2019, therefore the remaining term is 118 years.

Shared Ownership Details

At the time of instruction we are advised that the rent payable is £271.31 per month with a service charge of £9.08 per month (inc. buildings insurance). These figures are reviewed annually on 1st April.

Agents Notes

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

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

Well Hill Drive, Harworth Doncaster

- Shared Ownership Property
- 40% Share Available
- Well Presented Semi-Detached House
- Three Bedrooms
- Driveway

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 9.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£68,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107592 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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