



Well Hill Drive, Harworth Doncaster DN11 8FL

welcome to

Well Hill Drive, Harworth Doncaster

This home is WELL PRESENTED throughout, making it a PERFECT FIRST TIME BUYER HOME. Ideally located for EASY ACCESS to all of the local amenities. With a MODERN kitchen, DRIVEWAY and two BEDROOMS. Viewing highly recommended!



Ground Floor Accommodation

Cloakroom

Cloakroom fitted with a wc, wash hand basin and a central heating radiator.

Lounge

13' 4" x 11' 10" max (4.06m x 3.61m max)

A cosy lounge featuring the main entrance door, a front facing double glazed window with stylish fitted shutters and a central heating radiator. This main reception room houses the stairs to the first floor landing.

Kitchen/Dining Room

14' 3" max x 11' 10" (4.34m max x 3.61m)

Well equipped, modern kitchen fitted with a range of wall and base, units with complimentary worktops, matching upstands and inset sink with drainer. Benefitting from an integrated oven and hob and having space for a fridge freezer and washing machine. Central heating radiator, rear facing double glazed window and useful storage cupboard.

First Floor Accommodation

Landing

Landing having a central heating radiator, loft access and a storage cupboard.

Bedroom One

11' 11" x 10' 7" (3.63m x 3.23m)

Double bedroom having a rear facing double glazed window with fitted shutters and a central heating radiator.

Bedroom Two

11' 11" x 8' 3" (3.63m x 2.51m)

A light and bright room having two front facing double glazed windows, with fitted shutters and a central heating radiator.

Bathroom

Having a bath with overhead shower, wc and a wash hand basin. Also featuring a central heating radiator and a side facing double glazed window with obscured view.

External

Driveway to the front elevation and side gated pedestrian access to the rear garden.

The rear garden is of a good size with a high degree of privacy and is fenced and enclosed. Having a generous paved seating area, planted borders, decorative gravel area for ease of maintenance and water supply.

Leasehold Details

Lease term is 125 years from 17th May 2019, therefore the remaining term is 119 years.

Shared Ownership Details

At the time of instruction we are advised that the rent payable is £209.94 per month with a service charge of £9.88 per month (includes buildings insurance) These figures are reviewed annually on 1st April.

Agents Notes

It has been brought to our attention that there may be an invasive species of plant present to the external perimeter of the property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes. 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
- 50% Share Available
- Well Presented Semi - Detached House
- Two Double Bedrooms
- Driveway

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 118.56

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 May 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108006 - 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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