



**The Haywagon Mobile Home Park Station Road, Adwick-Le-Street  
Doncaster**

**welcome to**

**The Haywagon Mobile Home Park Station Road, Adwick-Le-Street Doncaster**

Move straight into this fabulous modern park home which is located on this sought after site. The property has off road parking and gardens to the side and rear.



### **Entrance Hall**

With a side facing sealed unit door, a central heating radiator and downlights to the ceiling.

### **Living Dining Kitchen**

17' 8" x 11' 2" ( 5.38m x 3.40m )

With a front facing double glazed window, two side facing double glazed windows and side facing French doors. The kitchen is fitted with modern and contemporary wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink and drainer with mixer tap. The kitchen has ring electric hob with extractor above, an electric oven and an integrated fridge-freezer. There is complimentary tiling, a central heating radiator, downlights and coving to the ceiling.

### **Bedroom One**

9' 5" x 11' 2" ( 2.87m x 3.40m )

With a side facing double glazed bowed window, a central heating radiator, downlights and coving to the ceiling and fitted wardrobes providing a range of hanging and storage space.

### **Bedroom Two**

6' x 7' 7" ( 1.83m x 2.31m )

With a side facing double glazed window, a central heating radiator, downlights and coving to the ceiling and fitted cupboards providing useful storage space.

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit with mixer tap and a tiled bath with mixer tap, shower attachment and screen. There is wall to floor tiling, a heated towel rail and downlights to the ceiling.

### **Outside**

To the front of the home there is a block paved driveway providing off road parking. To the side there is a lawned garden with a block paved pathway and steps up to the side entrance.

### **Agent's Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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## The Haywagon Mobile Home Park Station Road, Adwick-Le-Street Doncaster

- OPEN PLAN LIVING DINING KITCHEN
- FABULOUSLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- OFF ROAD PARKING

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £115,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR122448](https://www.williamhbrown.co.uk/Property/DCR122448)



Property Ref:  
DCR122448 - 0003

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.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)