

HUNTERS®

HERE TO GET *you* THERE



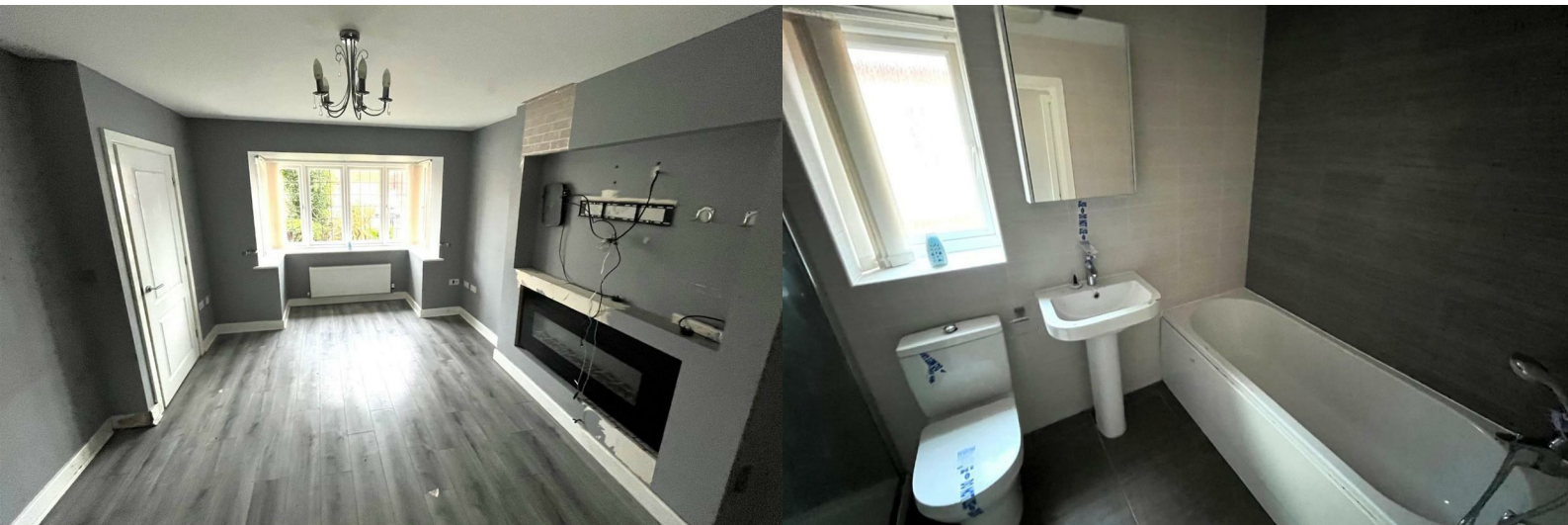
Hesley Road

Harworth, DN11 8JU

Offers Over £225,000



Council Tax: C



51 Hesley Road

Harworth, DN11 8JU

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DESCRIPTION

Briefly the property comprises four Bedrooms, with En Suite to Master, family Bathroom, Lounge, Kitchen Diner, Utility room and downstairs cloakroom plus an integral Garage, whilst externally there are gardens to the front and rear with off street parking for one vehicle. The property also benefits from double glazing and gas central heating.

Harworth and Bircotes are a conurbation situated four miles to the west of the market town of Bawtry and ten miles south of the city of Doncaster. It has good transport links being only a short drive to the A1 and motorway network and the east coast mainline runs through Doncaster and Retford. The area has a good level of amenities including a primary school and the Serlby Park Academy. There are a range of shops including Asda and Aldi, Doctors surgery and leisure centre.

ACCOMMODATION

The property is accessed from a porched overhang entrance with spotlight via a composite white door with two glass panels leading into:

ENTRANCE HALL

Providing access to the lounge, stairs rising to first floor accommodation, integral garage, smoke alarm to ceiling and radiator.

LOUNGE

11'3" x 17'3" (3.44 x 5.26)

TV and telephone points, spaces for central fire unit, vinyl flooring, bay window to the front elevation and double doors into:

KITCHEN DINER

23'9" x 9'7" (7.26 x 2.93)

Wall and base units with complementary worktops, built in oven and four ring gas hob, ceramic sink with

mixer tap, integrated fridge freezer, telephone point, spotlights to ceiling, vinyl flooring, window to the rear, elevation, double uPVC doors to the rear garden. Door leading into:

UTILITY

6'7" x 5'0" (2.01 x 1.53)

Wall and base units with complementary worktop, space and plumbing for washing machine, stainless steel sink with mixer tap, extractor fan to ceiling, wall mounted central heating panel, uPVC door with glass panel to side and further door leading into :

DOWNSTAIRS CLOAKROOM

Matching white suite comprising pedestal sink with cupboard under, splashback and vanity unit over, low level flush wc, shelf, towel holder, vinyl tile flooring, radiator.

FIRST FLOOR LANDING

9'8" x 11'8" maximum dimension (2.97 x 3.57 maximum dimension)

Providing access to bedrooms and bathroom, cupboard and radiator.

BEDROOM ONE

11'1" x 12'5" (3.4 x 3.80)

TV and telephone points, window to the front elevation, radiator and door into:

EN SUITE

Shower unit, pedestal sink with mixer tap, vanity unit over, low level flush wc, spotlights to ceiling with extractor fan, vinyl flooring, towel holder, window to the front elevation and radiator.

BEDROOM TWO

10'7" x 10'9" (3.25 x 3.29)

TV point, window to the rear elevation and radiator.

Tel: 01302 710773

BEDROOM THREE

12'11" x 7'10" (3.95 x 2.40)

TV point, loft access, double window to rear, radiator.

BEDROOM FOUR

8'8" x 12'0" (2.66 x 3.66)

TV point, window to the front elevation and radiator.

FAMILY BATHROOM

Tiled throughout with matching white suite comprising panel bath with shower attachment, pedestal sink with mixer tap and vanity unit over, low level flush wc, corner shower unit, chrome wall radiator, spotlights to ceiling, extractor fan, vinyl tile flooring, window to the side elevation.

EXTERNALLY

The front has a drive leading to the integral garage allowing off street parking for one vehicle, plus paving with a lawned area and mature bed with a tree and shrubs.

The secure rear garden is accessed via a side gate and the kitchen diner and is mainly laid to lawn with paving. There is fencing to three sides and an external light.

INTEGRAL GARAGE

8'10" x 16'2" (2.71 x 4.94)

Wall mounted boiler and fuse box, up and over door and internal tap.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band "C"

TENURE - FREEHOLD

AGENTS NOTE

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



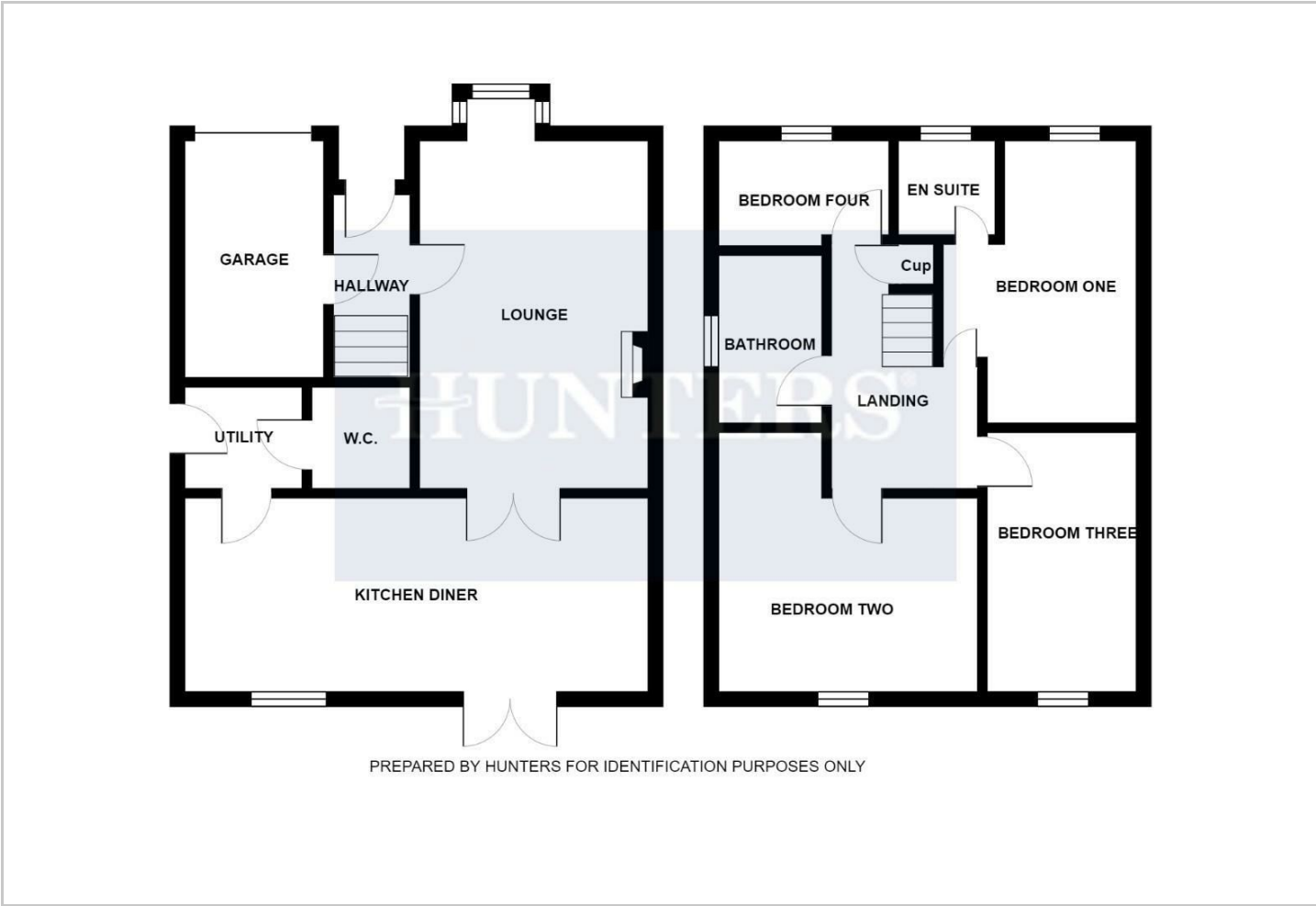
Hybrid Map



Terrain Map



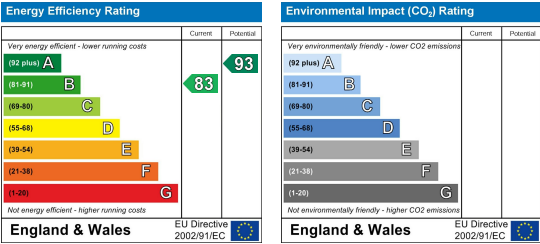
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.