



## Well Hill Drive

Harworth, Doncaster, DN11 8FL

25% Shared Ownership £40,000



### \*SHARED OWNERSHIP\*

We offer to the market with NO ONWARD CHAIN a well presented two bedroom semi detached bungalow located in the popular area of Harworth which is well served with local amenities including supermarkets, cafes and restaurants and leisure facilities. EARLY VIEWING IS HIGHLY RECOMMENDED.



## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

Storage cupboard housing the gas fired central heating boiler, radiator, loft access and doors giving access to:

### KITCHEN 10'10" x 7'11" (3.32m x 2.43m )

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, provision for automatic washing machine and space for fridge freezer, radiator.

### LOUNGE 19'9" x 9'8" to its maximum dimensions (6.04m x 2.97m to its maximum dimensions)

uPVC double glazed bay window to the front elevation, radiator, fireplace with electric fire feature.

### BEDROOM ONE 13'3" x 8'8" (4.05m x 2.66m )

uPVC double glazed window to the rear elevation and radiator.

### BEDROOM TWO 9'8" x 9'0" (2.96m x 2.76m )

uPVC double glazed window to the rear elevation and radiator.

### BATHROOM 6'7" x 5'6" (2.02m x 1.70m )

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with electric shower over, tiled splashback, radiator.

### EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles with a slabbed pathway leading to the entrance door and further gated access leading to the rear garden which is mainly set to lawn.

### TENURE - Leasehold

125 years from 17 July 2020

### COUNCIL TAX

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

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

### AGENTS NOTE

We are advised the rental figure with regards to the 75% share is £329.46 per month.

Service charge £9.97 per month.

## Area Map

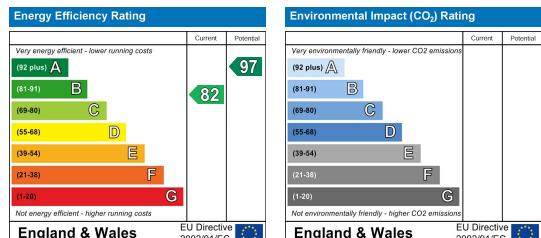


## Floor Plans



PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## 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.

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