

property details **approval form**

Plot 5 The Harlequin, King Edward Road, Thorne, Doncaster, South Yorkshire, England, DN8 4DE

Date: 03 September 2025

Property Ref and Version: THN105227 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£190,000

Tenure: Freehold

>> **key features**

- > LABC NEW HOMES WARRANTY FOR 10 YEARS
- > Stunning Three Bedroom Semi Detached Home
- > Family Bathroom
- > Private Enclosed Rear Garden
- > Downstairs W/C
- > High Quality Finishes Throughout
- > EPC Rating: Exempt

>> **short description**

Harlequin is one of several developments that William H Brown are proud to be selling on behalf of this local developer.

>> **long description**

NEW BUILD

This new development located in the heart of Thorne offers modern living and includes 4 semi-detached and one detached family home.

There are several advantages of buying a new-build home that an older property simply does not offer. Not only can new-build homes offer sensible financial benefits, but they are also often a much better match for modern day lifestyles. New green deal mortgages also offer reduced mortgage rates for people buying new build energy efficient homes.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance Hall

Featuring a central heating radiator and a front facing double glazed window.

Cloakroom

Leading from the kitchen, with a central heating radiator, a wash hand basin and a WC.

Lounge

14' 9" x 18' 11" into recess (4.50m x 5.77m into recess)

Featuring two central heating radiators and a front facing double glazed bay window.

Kitchen

18' 3" x 8' 2" (5.56m x 2.49m)

A spacious kitchen/ diner comprising of both wall and base stone coloured units, an electric hob and cooker hood, an integrated oven, dishwasher and fridge/ freezer and down lights. The kitchen also includes a central heating radiator, a rear facing double glazed window and French doors leading to the garden.

Landing

Comprising of a side facing double glazed window and a large storage cupboard housing the boiler

Bedroom One

10' 11" x 12' 4" (3.33m x 3.76m)

Including a central heating radiator and a front facing double glazed window.

Bedroom Two

9' 9" x 12' 4" (2.97m x 3.76m)

Including a rear facing double glazed window and a central heating radiator.

Bedroom Three

8' 2" x 8' 5" (2.49m x 2.57m)

Comprising of a rear facing double glazed window and a central heating radiator.

Bathroom

Featuring a WC, wash hand basin, a front facing double glazed window, a heated towel rail, a bath with shower over and tiled walls and floors where visible.

Peace Of Mind

10 Year Structural Build Warranty- All properties for peace of mind come with a 10-year Build Warranty which covers any problems with the foundations, walls and roof. In addition, you also receive the manufacturer's warranties for all appliances. All certificates will be provided by the solicitors prior to completion.

The builders of this development are an established local firm who have completed developments of a similar nature. As an established developer the pride themselves on offering an end-to-end client experience that includes seamless communication, and solid, quality handiwork every time.

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>> **property images**



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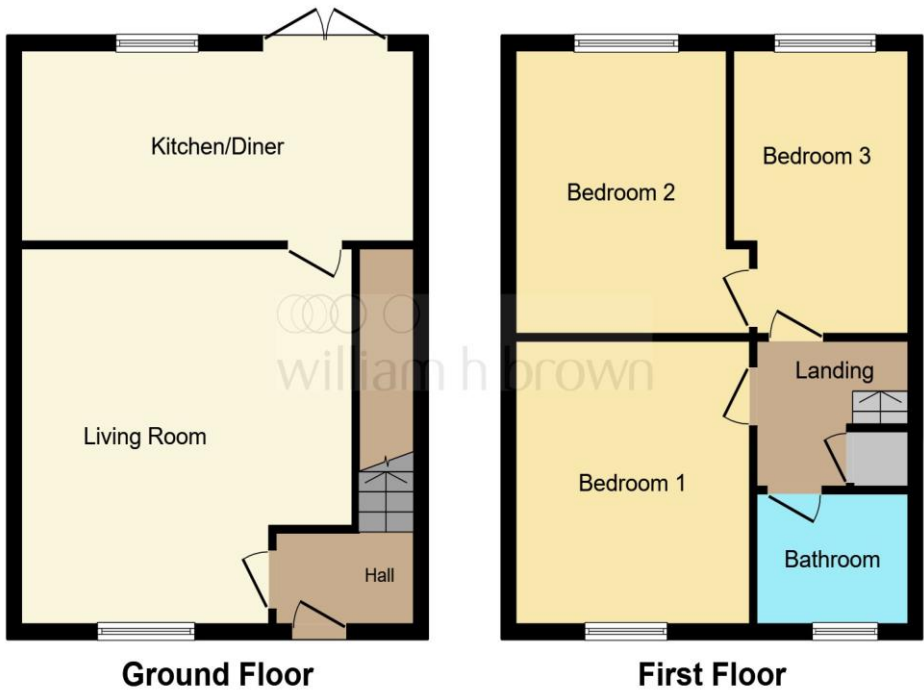
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Hayley Flint		
Gavin Falgate Falgate Civil Engineering Ltd		