



The Haven Kingsway, Hodthorpe Worksop S80 4UZ

welcome to

The Haven Kingsway, Hodthorpe Worksop

Offered for sale with NO UPWARD CHAIN in this 5 BEDROOM DETACHED PROPERTY on a quiet lane with OPEN VIEWS over farmland in the village of Hodthorpe on the outskirts of Whitwell. With beautiful quality fitted kitchen & bathrooms and well maintained throughout.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Kingsway, Hodthorpe Entrance Hall

Step in to this lovely property via the front facing entrance door leading in to the hall with access to a storage cupboard and the spacious kitchen diner.

Kitchen Diner

21' 5" x 9' 6" MAX (6.53m x 2.90m MAX)
Fitted with a range of wall and base units with granite worksurfaces over incorporating a sink and drainer unit, integrated oven, microwave oven and plate warmer, induction hob and extractor fan, built in fridge, built in dishwasher, X2 central heating radiators, rear facing double glazed window and rear

facing double doors to the rear garden, tiled flooring and double doors leading to the lounge area.

Lounge

11' 9" x 11' 9" (3.58m x 3.58m)
Front facing double glazed window, oak flooring, central heating radiator and a gas fire with surround.

Inner Hall

Access to X2 storage cupboards, central heating radiator, tiled flooring, a rear facing entrance door and stairs leading to the first floor.

Dining Room / Bedroom Five

11' 9" x 11' 8" (3.58m x 3.56m)
Currently used as a dining area comprising of oak flooring, a central heating radiator and a front facing double glazed window.

Office / Bedroom Four

8' 7" x 13' 6" (2.62m x 4.11m)
Currently used as an office comprising of a front facing double glazed window and central heating radiator.

Bedroom Two

15' 4" x 8' 7" (4.67m x 2.62m)
Double bedroom comprising of a side facing double glazed window and central heating radiator.

Bathroom

Fitted with a four piece suite comprising of a double shower cubicle, bath, vanity wash hand basin, WC, tiled walls and floor, extractor fan, spot lights to the ceiling and a side facing double glazed obscure window.

Landing

Bedroom One

11' 8" x 10' 10" limited head height (3.56m x 3.30m limited head height)
Double bedroom with a front facing double glazed window, side facing double glazed window and a central heating radiator.

Bedroom Three

11' 8" +recess x 7' 1" max (3.56m +recess x 2.16m max)
Double bedroom with a front facing double glazed window, central heating radiator and access to the en-suite.

En-Suite

Fitted with a three piece suite comprising of a walk in shower, WC, vanity wash hand basin, tiled flooring, tiled walls, extractor fan, spotlights to the ceiling, x2 central heating radiators.

Exterior

To the front of the property we have a driveway providing off street parking for multiple vehicles and an enclosed lawn area with mature shrubs and trees.

To the rear we have a fenced and enclosed, paved low maintenance garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GROUND FLOOR BATHROOM & EN-SUITE TO THE FIRST FLOOR

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS115467 - 0005

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