

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



4 Harris Gardens, Epworth, DN9 1GX

- A 3 Bedroom (En-Suite) Mid Terrace House • Convenient for central Epworth • Gas central heating • Double Glazing • Ground Floor Cloakroom • First Floor Bathroom • Main Bedroom with En-Suite to second floor • 2 car parking spaces •



£185,000 NO CHAIN



Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with radiator.

CLOAKROOM with wc, wash basin and radiator. PVCu double glazed window.

KITCHEN (3.60m x 1.93m) with fitted units to three sides including base and wall cabinets, stainless steel sink, integrated oven, 4 ring gas hob and dishwasher. Built-in fridge/freezer and plumbing for washer. PVCu double glazed window to front. Gas central heating boiler and open side to Lounge/Diner.

LOUNGE/DINER (4.35m x 3.92m) having rear facing bay window with PVCu double glazed French window to garden. Radiator and decorate fireplace surround.

First Floor

LANDING with radiator and walk-in airing cupboard.

BEDROOM 2 (3.92m x 2.93m) with radiator and PVCu double glazed window.

BEDROOM 3 (3.90 x 2.32m) with radiator and PVCu double glazed window.

BATHROOM (2.0m x 1.9m) including bath with tap shower fitting, wc and wash basin. Towel radiator.

Second Floor

BEDROOM 1 (6.51m max length x 2.85m max width + 1.84m min width) a through room with 2 radiators, two sets of built-in wardrobes, PVCu double glazed front facing window and timber double glazed roof light to rear.

EN-SUITE (2.20m x 1.80m) including shower cubicle, wc and wash basin. Radiator, timber double glazed roof light and eaves storage.

OUTSIDE

Pedestrian access through communal garden area to the front entrance.

Enclosed rear garden with gated access.

Off street car parking for 2 vehicles.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

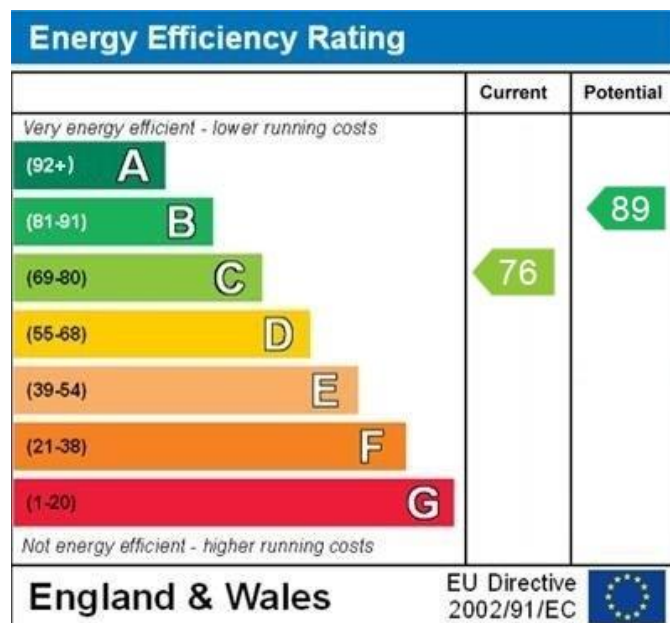
North Lincolnshire Council

COUNCIL TAX Band 'C' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





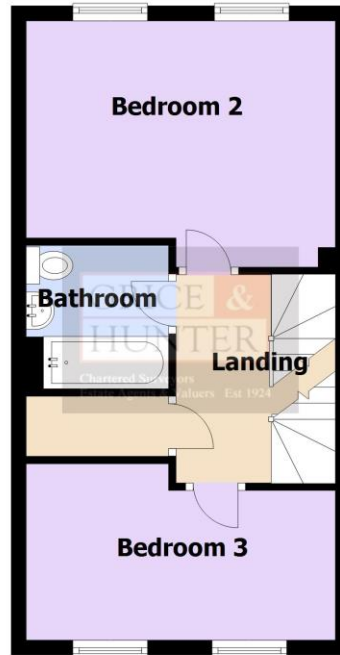
Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



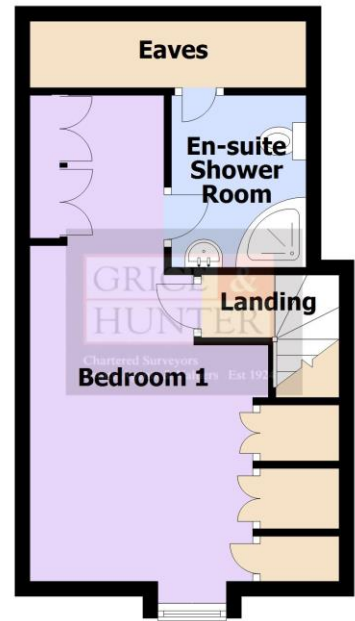
First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Second Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 100.3 sq. metres (1079.2 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

4 HARRIS GARDENS

23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.