

# PINEWOOD



**King Street, Hodthorpe, Worksop, S80 4XB**

 2  1  1  EPC D

**£625 PCM**



Nestled in the charming village of Hodthorpe, Worksop, this delightful terraced house on King Street offers a perfect blend of comfort and convenience. Spanning an impressive 852 square feet, the property features a well-proportioned reception room that welcomes you with warmth and character, ideal for both relaxation and entertaining guests.

The house boasts two inviting bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The layout is thoughtfully designed to maximise space and light, creating a homely atmosphere throughout. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Situated in a friendly community, this property is conveniently located near local amenities, making it an excellent choice for those who appreciate the charm of village life while still being within easy reach of larger towns. Whether you are a first-time buyer or looking to downsize, this terraced house presents a wonderful opportunity to create a home that suits your lifestyle.

With its appealing features and prime location, this property on King Street is not to be missed. Come and experience the potential of this lovely home for yourself.

**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

- |                                   |                       |
|-----------------------------------|-----------------------|
| ■ MID TERRACE                     | ■ TWO BEDROOMS        |
| ■ LARGE "L" SHAPED DINING KITCHEN | ■ UPVC DOUBLE GLAZING |
| ■ GAS CENTRAL HEATING             | ■ LARGE BATHROOM      |
| ■ NEUTRAL DECOR THROUGHOUT        | ■ REAR GARDEN         |
| ■ SECURITY DEPOSIT £721           | ■ COUNCIL TAX BAND A  |

## DISCLAIMER

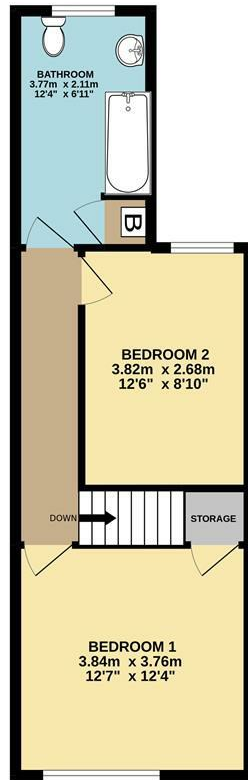
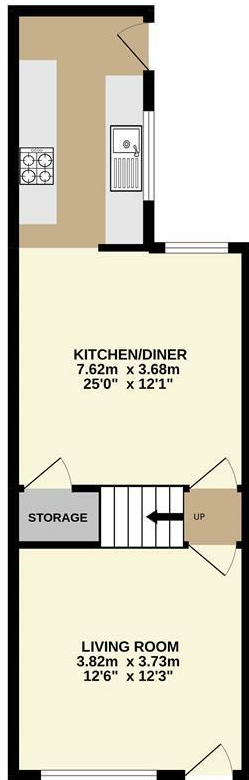
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.





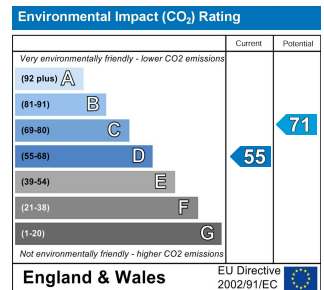
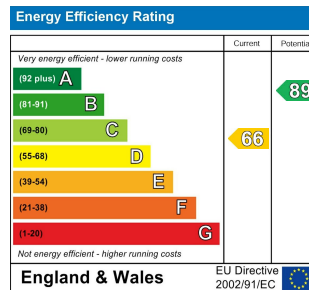
GROUND FLOOR  
39.6 sq.m. (426 sq.ft.) approx.

1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (852 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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