



26 Doncaster Road, Harlington, Doncaster, DN5 7HT

Asking Price £170,000

Offered to the open market with no onward vendor chain is this well appointed Two Double bedroom mid terrace property. Benefiting with an additional occasional room converted attic space there is also a lean to extension to the rear. With off road parking offered with Car Port, there is a rear service road accessed via The Avenue. With a stunning village location an early viewing is essential.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Harlington

Harlington is a village in the civil parish of Barnburgh in the Metropolitan Borough of Doncaster in South Yorkshire, England. The village lies less than a mile from the adjoining village of Barnburgh and the parish contains both villages. According to the 2001 census, Harlington had a population of 1,979, increasing to 2,297 at the 2011 Census.^[1] The village is located about 3 miles (4.8 km) (by road) north of Mexborough, 2 miles (3.2 km) east of Goldthorpe and about 8 miles (13 km) west of Doncaster

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Terraced

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Rear Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

With a front facing upvc entrance door and central heating radiator

Lounge 11'11" x 12'6" (3.64 x 3.83m)



With a front facing upvc bow window and central heating radiator

Dining Kitchen 13'0" x 15'1" (3.97 x 4.60m)



Set beneath the rear facing glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below.

Rear Extension



With two outbuildings hosting plumbing for an automatic washing machine and vent for a tumble dryer.

Bedroom One 11'1" x 10'11" (3.39 x 3.35m)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Attic 10'2" x 13'10" (3.12 x 4.24m)



With a rear facing upvc window, central heating radiator and storage in the eaves.

Bedroom Two 8'11" x 13'0" (2.74 x 3.98m)



With a rear facing upvc window and central heating radiator with a comprehensive range of fitted wardrobes.

Shower Room 5'8" x 9'6" (1.74 x 2.91m)



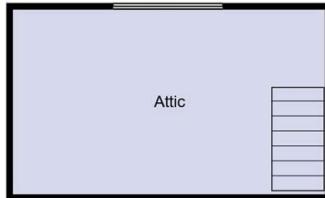
With a three piece suite comprising of a walk in shower with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front is a pleasant low maintenance garden, whilst to the rear is a service road accessed via The Avenue. There is off road parking with a car port with patio & lawned garden at the rear with garden shed hosting power/electric

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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