



**Scrooby Road, Harworth DONCASTER DN11 8JT**



**welcome to**

**Scrooby Road, Harworth DONCASTER**

Perfect FIRST TIME BUYER HOME or BUY TO LET. Well presented MODERN end terrace home with THREE GOOD SIZE BEDROOMS. FRONT & REAR GARDEN and ALLOCATED PARKING. Viewing recommended.



## Ground Floor Accommodation

### Cloakroom

Cloakroom having a front facing double glazed window with obscured glass, central heating radiator and sink.

### Lounge

15' max x 14' 8" ( 4.57m max x 4.47m )

Spacious main reception room finished to a high standard of decoration with open plan staircase, front facing double glazed window and two central heating radiators.

### Kitchen

14' 11" x 9' 4" ( 4.55m x 2.84m )

Stylish kitchen having an extensive range of sleek wall and base units with complimentary work tops and inset sink with drainer. Having integrated appliances including dishwasher, gas hob and electric oven and space for a fridge freezer. French doors, rear facing double glazed window, understairs storage and central heating radiator. Cupboard housing the boiler.

## First Floor Accommodation

### Landing

Landing having a central heating radiator.

### Bedroom One

12' 6" x 8' 8" ( 3.81m x 2.64m )

Double bedroom having central heating radiator and front facing double glazed window.

### Bedroom Two

11' 6" x 8' 1" plus door recess ( 3.51m x 2.46m plus door recess )

Double bedroom having wardrobes, rear facing double glazed window and central heating radiator. There is also access to the loft which is not boarded.

### Bedroom Three

9' 10" x 6' 10" max ( 3.00m x 2.08m max )

Bedroom having front facing double glazed window and central heating radiator.

### Bathroom

Family bathroom fitted with a bath with over head shower, pedestal wash hand basin and wc. Rear facing double glazed window with obscure glass, fully tiled walls, recessed light and central heating radiator.

## External

Lovely rear garden enclosed by timber fencing with an array of plants and shrubs, lawn and garden shed. Benefitting from a paved seating area, power sockets and side gated access to the allocated parking (2 spaces).

## Agents Notes

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

Yearly service charge payable for the upkeep of communal areas, currently at £184.39.



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## **Scrooby Road, Harworth DONCASTER**

- Modern End Terrace House
- Front and Rear Gardens
- Side Gated Access/Allocated Parking
- Three Good Sized Bedrooms
- Popular Village Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107978 - 0006

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