



Common Lane, Harworth Doncaster DN11 8LW



welcome to

Common Lane, Harworth Doncaster

****LEGAL FEES PAID UPTO £1300 PLUS VAT, T&C'S APPLY** Beautiful Semi - Detached Home, situated to a GOOD SIZED PLOT. Comprising of THREE RECEPTION ROOMS, THREE GOOD SIZED BEDROOMS, AMPLE OFF ROAD PARKING and a STORAGE GARAGE.**



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall with a useful understairs storage cupboard and a central heating radiator.

Lounge

Cosy lounge featuring an electric stove with back, hearth and surround. A front facing double glazed bay window a central heating radiator and double french doors open to the kitchen/diner.

Kitchen/Diner

Good sized family space which has an open plan arrangement to the kitchen and dining area. Fitted with a range of wall and base units with coordinating worktop above. Incorporating an inset one and a half bowl sink and drainer, integrated fridge/freezer, oven and hob and a dishwasher. Possessing a side facing double glazed window, modern central heating radiator, recessed lights and rear facing sliding patio doors.

Rear Extension/Playroom

A lovely addition, accessed via a side facing entrance door, comprising of a side and rear facing double glazed window and a built in cupboard for extra storage, central heating radiator.

First Floor Accommodation

Landing

Giving access to the loft space, side facing double glazed window with obscured glass.

Bedroom One

Double Room: Incorporating a front facing double glazed bay window, coving to the ceiling and a central heating radiator. Wardrobes to one wall.

Bedroom Two

Double bedroom consisting of a built in cupboard, rear facing double glazed window and a central heating radiator.

Bedroom Three

Having a front facing double glazed window and a central heating radiator.

Bathroom

Fitted bath with shower over and screen. Vanity wash hand basin, wc, and tiling to the walls. Rear facing double glazed window with obscured view and a heated towel rail.

External

The front elevation offers a good sized driveway for ample off road parking, pebbled area and the remaining concreted. Heading to the rear elevation there is a well maintained garden with a grassed lawn, the garden being thoughtfully landscaped with a selection of raised beds that are well stocked with a variety of plants. A stylish decking area creates the perfect spot for outdoor dining or seating, complemented by a pergola that offers a shaded area and a focal point within the garden. Surrounded by timber fencing and mature hedging enhancing privacy. In addition, there is a dedicated area of artificial lawn, offering help to provide low-maintenance.

Storage Garage

Agents Note

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

Legal Fees Paid T&cs

The property is being sold through our clients Part Exchange Move Scheme. Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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Common Lane, Harworth Doncaster

- **LEGAL FEES PAID UPTO £1300 PLUS VAT, T&C'S APPLY**
- Beautifully Presented Semi-Detached Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- Rear Extension

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108257 - 0006

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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