

HUNTERS®

HERE TO GET *you* THERE



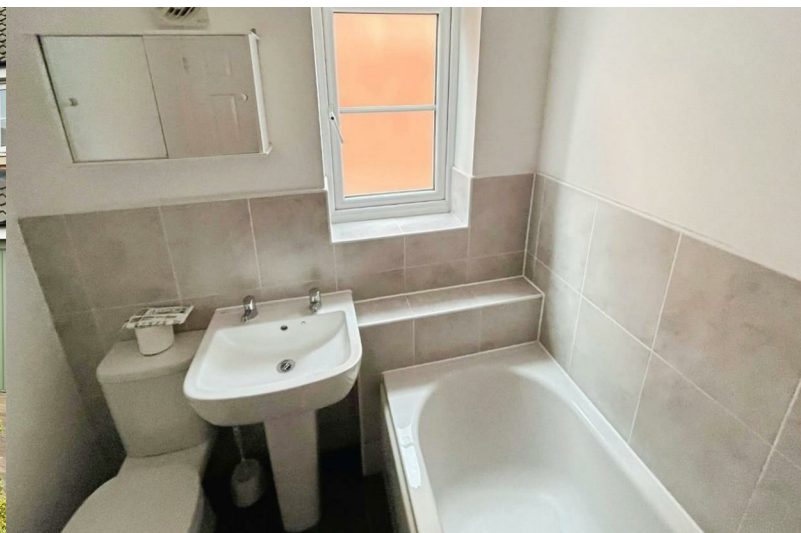
Mirabelle Way

Harworth, Doncaster, DN11 8SQ

Offers In The Region Of £170,000



Council Tax: B



55 Mirabelle Way

Harworth, Doncaster, DN11 8SQ

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DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner and cloakroom to the ground floor whilst the first floor has a landing leading to the three bedrooms, one with en suite and family bathroom. Outside is a secure garden to the rear and two allocated parking spaces to the front. The property also benefits from gas central heating and double glazing.

Harworth and Bircotes is a conurbation situated four miles to the west of the market town of Bawtry and ten miles south of the city of Doncaster. It has good transport links being only a short drive to the A1 and motorway network and the east coast mainline runs through Doncaster and Retford. The area has a good level of amenities including a primary school and the Serlby Park Academy. There are a range of shops including Asda and Aldi, a Doctors surgery and leisure centre.

ACCOMMODATION

The property is accessed via a white composite door with glass panels leading into:

ENTRANCE HALL

7'2" to maximum dimensions x 7'10" (2.19m to maximum dimensions x 2.39m)

Providing access to the lounge and cloakroom, stairs rising to the first floor accommodation, wall mounted fuse box, coat hanger, two wall mounted shoe holders and internet box.

LOUNGE

11'10" x 14'1" (3.62m x 4.31m)

TV and telephone points, understairs cupboard, wood panel flooring, window to the front elevation and radiator. Door leading into:

KITCHEN DINER

15'3" x 8'9" (4.66m x 2.69m)

Wall and base units in white with complementary worktops, built in Electrolux oven, four ring gas hob with extractor fan, spaces for washing machine and dryer, one and a half stainless steel sink with mixer tap, Ideal Logic boiler situated in wall unit, coat hanger, pan shelf, door opening to the rear garden.

CLOAKROOM

3'0" x 5'6" (0.92m x 1.70m)

Low level flush wc, pedestal sink with vanity unit over, vinyl flooring, towel holder, window to the front elevation and radiator.

L SHAPED FIRST FLOOR LANDING

8'11" to maximum dimension x 5'10" (2.72m to maximum dimension x 1.80m)

Providing access to the three bedrooms and bathroom, loft access, built in cupboard.

BEDROOM ONE

11'11" x 9'6" (3.64m x 2.91m)

Built in wardrobe with sliding mirror doors, window to the front elevation, radiator and door leading into:

EN SUITE

5'4" x 6'2" (1.64m x 1.89m)

Matching white suite comprising corner shower unit, pedestal sink, low level flush wc, wall mirror, vinyl flooring, extractor fan, window to the front elevation and radiator.

BEDROOM TWO

9'0" x 7'6" (2.75m x 2.30m)

TV mounting, window to the rear elevation and radiator.

BEDROOM THREE

5'11" x 7'6" (1.82m x 2.30m)

TV mounting, window to the rear elevation and radiator.

FAMILY BATHROOM

6'0" x 5'11" (1.84 x 1.81)

Half tiled to two walls with matching white suite comprising panel bath, pedestal sink, low level flush wc, vanity unit, vinyl flooring, extractor fan, towel holder, window to the side elevation and radiator.

EXTERNALLY

Two allocated spaces on the private parking area to the front and a side passage leads to a gate accessing the secure rear garden which is mainly laid to lawn with paving, an outside tap and tool shed.

TENURE - Leasehold

999 year lease commencing 1 January 2015.

Ground rent approximately £155 per annum.

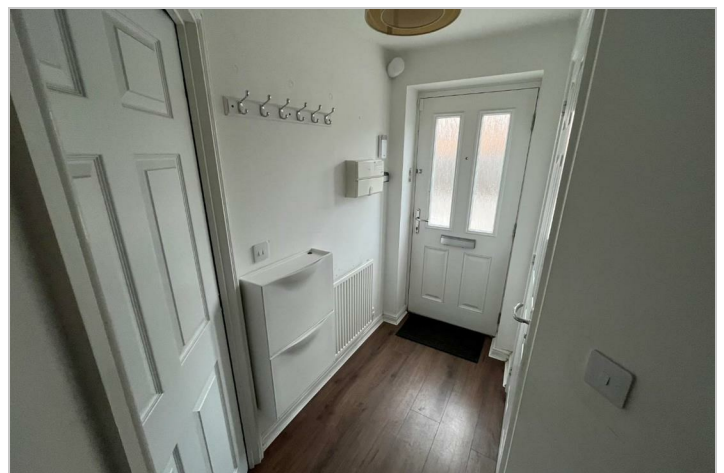
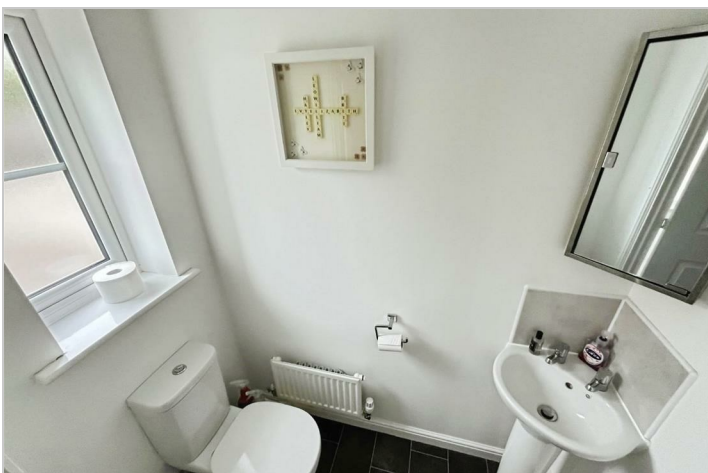
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

AGENTS NOTE

We are advised there is an option to purchase the Freehold at a cost of £2,000 and we would advise any prospective buyer to seek further advice in this regard.



Road Map



Hybrid Map



Terrain Map



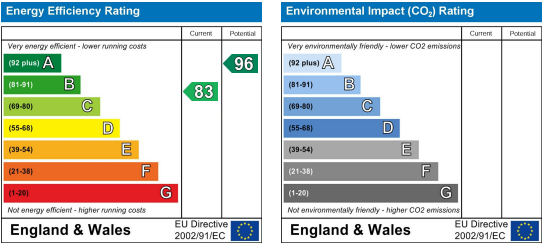
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.