





**The Avenue,Harlington Doncaster DN5 7HX**

william h brown

***welcome to***

## The Avenue, Harlington Doncaster

YOUR AVENUE TO SEMI-RURAL LIVING! Beautifully presented 3-bed home in sought after Harlington. Semi rural setting with countryside walks, spacious kitchen/diner & versatile sun room, driveway & an attractive low-maintenance garden. Perfect for first-time buyers & families alike! CALL NOW!













**Agents Note Aml**
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

**Agents Note**
There is a private right of way via a passage to the side of the property.

**Entrance Hall**
A welcoming entrance hall accessed via a composite front door, featuring a central heating radiator and staircase rising to the first floor.

**Lounge**
A bright and comfortable living space featuring a front-facing uPVC double glazed window providing natural light, along with a central heating radiator.

**Kitchen / Diner**
A spacious and well-appointed kitchen diner fitted with a range of wall and base units, sink and drainer, integrated hob, double oven and dishwasher, with space for a fridge. Benefiting from a rear-facing uPVC double glazed window, central heating radiator and a useful understairs storage cupboard.

**Sun Room**
A versatile additional reception space enjoying French doors and a Velux window, creating a light and airy atmosphere. Also benefiting from useful built-in storage with plumbing for a washing machine and housing the combi boiler.

**Landing**
Providing access to the first-floor accommodation and benefiting from access to the part-boarded loft, offering useful additional storage space.

**Bedroom One**
A spacious principal bedroom featuring a rear-facing uPVC double glazed window, central heating radiator and wardrobes, providing excellent storage.

**Bedroom Two**
A versatile second bedroom featuring a front-facing uPVC double glazed window and a central heating radiator.

**Bedroom Three**
A well-proportioned third bedroom featuring a front-facing uPVC double glazed window and a central heating radiator.

**Bathroom**
A modern fully tiled bathroom fitted with a bath with shower over, hand wash basin and WC. Benefiting from a rear-facing uPVC double glazed window and a heated towel rail.

**Exterior**
To the front of the property is a driveway providing off-road parking. To the rear is a well-maintained and attractively presented artificial lawned garden with a patio area and storage shed, ideal for outdoor entertaining. Further benefiting from an outside tap and external electric point.

*welcome to*

# The Avenue, Harlington Doncaster

- 3 bedroom home perfect for first time buyers & families alike. EPC D. Council Tax A
- Extremely sought after village location in Harlington
- Semi-rural setting with countryside walks nearby & excellent access to amenities, schools, shops & transport / motorway links
- Popular country pubs & restaurants within close proximity
- Beautifully presented throughout and ready to move into

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










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/MXB120712

The Property Ombudsman

Property Ref:
MXB120712 - 0002

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.

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**01709 583267**

mexborough@williamhbrown.co.uk

4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

**williamhbrown.co.uk**

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.