



**Farleigh Drive, Harworth DONCASTER DN11 8SW**



**welcome to**

**Farleigh Drive, Harworth DONCASTER**

Beautifully presented home with NO ONWARD CHAIN making an ideal FIRST TIME BUYER HOME. With TWO BEDROOMS, OFF ROAD PARKING and being situated on a MODERN DEVELOPMENT. Viewing is highly recommended.



## Ground Floor Accommodation

### Cloakroom

Fitted with a wc, wash hand basin and a central heating radiator.

### Lounge

13' x 12' ( 3.96m x 3.66m )

Cosy main reception room housing the stairs to the first floor and featuring a front facing double glazed window and central heating radiator.

### Kitchen

12' 10" x 7' 5" + door recess ( 3.91m x 2.26m + door recess )

A modern kitchen fitted with a good range of wall, and base units with complimentary worktops, matching upstands and stainless steel sink with drainer. Benefitting from an integrated gas hob and electric oven and having available space for a fridge/freezer and washing machine. Wide French doors overlooking the garden, providing lots of natural light and a plinth heater.

## First Floor Accommodation

### Landing

Having a central heating radiator.

### Bedroom One

12' 11" x 9' 5" ( 3.94m x 2.87m )

Double bedroom with a front facing double glazed window, a central heating radiator and a useful storage cupboard.

### Bedroom Two

12' 10" x 7' 5" ( 3.91m x 2.26m )

Double bedroom with a rear facing double glazed window and a central heating radiator.

### Bathroom

Part tiled bathroom fitted with a bath with shower over, a wc and a wash hand basin. Also having a central heating radiator and wall mounted mirror.

## External

To the front elevation of the property there are two parking spots providing off road parking. The good size rear garden, being enclosed by a timber fence has a lawn, variety of plants and shrubs, paved area and a garden shed.

## Agents Notes

Management charge payable for the upkeep of communal areas, currently at £124.07 per annum.

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

Our vendor has indicated they would be prepared to leave some furniture and white goods in the property - please confirm this with your conveyancer.



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## **Farleigh Drive, Harworth DONCASTER**

- NO ONWARD CHAIN !
- Perfect First Time Buyer Home
- Modern Semi-Detached House
- Two Double Bedrooms
- Off Road Parking for Two Cars

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

offers in the region of

**£165,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108020 - 0003

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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.



**william h brown**



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**