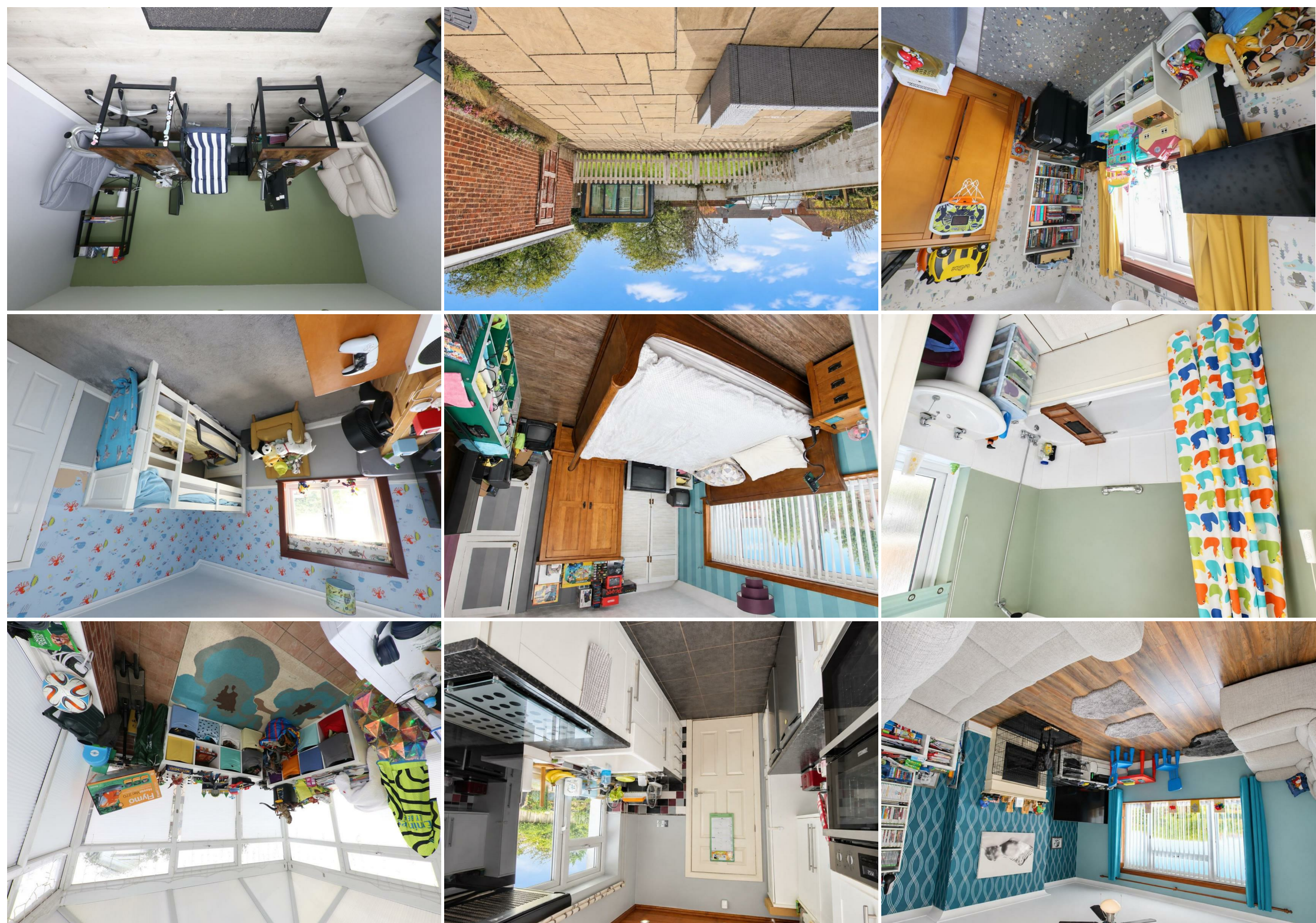




sales
lettings
and service

horton knights of doncaster



West Street, Harworth, Doncaster, DN11 8NR
Asking Price £160,000

LEGAL FEES PAID
A GOOD SIZED 3 BEDROOM SEMI / FANTASTIC GARDEN BUILDING / SPACIOUS LOUNGE / DINING KITCHEN WITH USEFUL PANTRY / PVC CONSERVATORY / BATHROOM PLUS FIRST FLOOR WC / LARGER GARDENS / DETACHED GARAGE WITH OFF SUBSTANTIAL OFF ROADED PARKING & LONG SIDE DRIVE / FLEXIBLE GARDEN ROOM WITH POWER, LIGHT AND INTERNET CONNECTION / PERFECTLY PLACED FOR ACCESS TO LOCAL SHOPS, SCHOOLS AND COMMUNITY FACILITIES / EARLY VIEWING RECOMMENDED //

Located on this popular roadway, a large 3 bedroom semi detached house, sat in large gardens with a fantastic garden office. The property has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious square lounge, dining kitchen, pantry off, large PVC conservatory and a bathroom. On the first floor there are 3 large bedrooms and a separate wc. Outside are large gardens, a gated driveway, and a detached garage. The rear garden is a good size with a fantastic purpose built garden building. Popular residential are with good access to local amenities and the pretty market town of Bawtry, plus access to the A1 making it perfect for commuters. Priced to sell. Early viewing recommended.

ACCOMMODATION

A composite type double glazed entrance door with a matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a dado rail, a central heating radiator, and a central ceiling light. A doorway opens into a large square shaped front facing lounge.

LOUNGE

14'7" x 14'2" (4.45m x 4.32m)

A large comfortable room, as evidenced by the measurements, it has a PVC double glazed window, a feature fireplace, coving to the ceiling, modern laminate flooring, double panel central heating radiator.

BREAKFAST KITCHEN

18'0" x 7'0" (5.49m x 2.13m)

This is fitted with a range of high and low level units, finished with a work surface over. There is a porcelain sink with a mixer tap, a four ring ceramic hob with a glass splash back, an extractor hood, an integrated double oven, recesses for fridge freezers etc., 2 PVC double glazed windows, a PVC double glazed exterior door, tiled flooring, inset spot lighting to the ceiling and door to a utility/pantry.

UTILITY/PANTRY

This has a work surface, shelving, ceiling light and space with plumbing for a dishwasher.

PVC CONSERVATORY

10'6" x 9'6" (3.20m x 2.90m)

This is PVC double glazed on a brick dwarf wall with a pitched polycarbonate style roof and a tiled floor covering. There is a PVC double glazed door which gives access into the property's rear garden, plumbing for an automatic washing machine and room for tumble dryer.

GROUND FLOOR BATHROOM

This is fitted with a two piece white suite comprising of a panelled bath with a mixer shower over the bath and a wash hand basin. PVC double glazed window, ceiling light, and an extractor fan.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, a central heating radiator, ceiling light and an access point into the loft space.

BEDROOM 1

13'4" x 11'0" (4.06m x 3.35m)

This is a large double bedroom. It has a PVC double glazed window to the front, two inbuilt cupboards to the chimney recesses, laminate flooring and a central ceiling light.

BEDROOM 2

11'0" x 10'6" (3.35m x 3.20m)

A good size second double bedroom. It has a PVC double glazed window to the rear, central heating radiator and a central ceiling light.

BEDROOM 3

10'0 x 7'3" (3.05m x 2.21m)

This has a PVC double glazed window to the rear, a

central heating radiator, central ceiling light and laminate flooring.

FIRST FLOOR SEPARATE WC

This has a low flush WC with matching wash hand basin set into the vanity style bathroom furniture, a PVC double glazed window, central heating radiator, vinyl flooring and a central ceiling light.

OUTSIDE

To the front there is a gated access which leads onto a long drive, this continues along the side of the house to a detached brick garage 19'8" x 9'6" (external). The remainder of the front is lawned with flower borders.

REAR GARDEN

The rear garden of the property is a good size enclosed garden. It is part paved and part lawned, with the addition of a detached garden building which measures externally approx. 13'0" x 9'0". It is fully insulated, with power and light laid on, internet connection and a wall mounted electric heater creating a perfect home office, playroom or similar.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2021

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

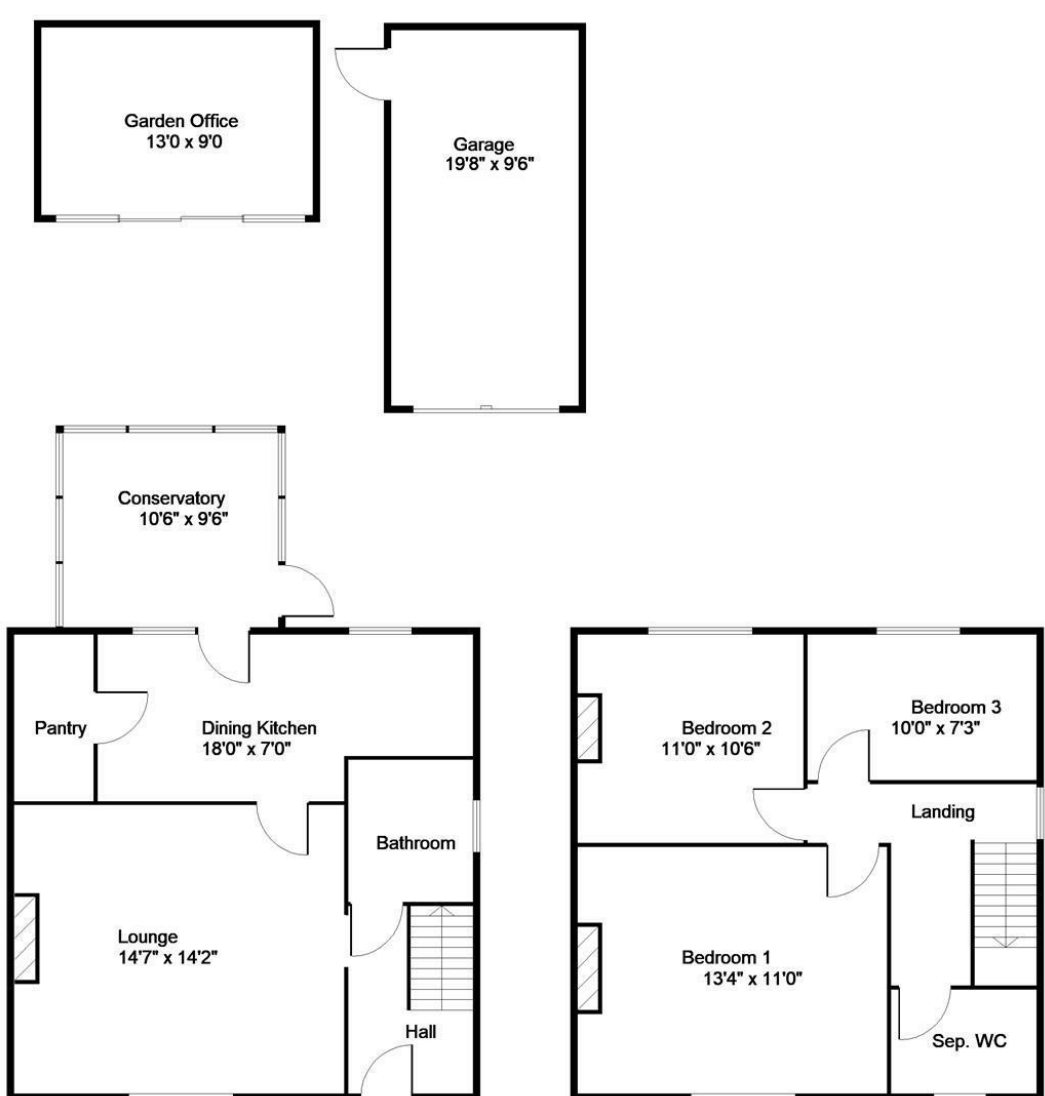
VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of

contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC