



Briar Court, Harworth, DONCASTER DN11 8NL

welcome to

Briar Court, Harworth, DONCASTER

Beautiful DETACHED home, situated to a popular CUL-DE-SAC location in Harworth. Offered with NO CHAIN, and boasting a GENEROUS LOUNGE, Downstairs WC, FOUR good sized BEDROOMS, OFF ROAD PARKING and a GARAGE. Viewing is highly recommended to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Inviting entrance having coving to the ceiling and a central heating radiator.

Cloakroom

Surrounded by tiling to the walls and floor, owning a wc, vanity wash hand basin, chrome heated towel rail and a mirror.

Lounge

A light and bright lounge having a gas fire, front facing double glazed window, French doors leading out to the rear garden and two central heating radiators.

Dining Room

Consisting of a storage cupboard, front facing double glazed window, a central heating radiator and coving to the ceiling.

Kitchen

Well equipped kitchen, fitted with a range of modern wall and base units with worktop over, sink with drainer and tiled splashbacks. Benefitting from an integrated oven with hob and fridge. Having a rear facing double glazed window and a central heating radiator.

Utility Room

Incorporating wall and base units, with worktops over. Splash back tiling and a central heating radiator. Having space for a fridge/freezer and washing machine.

First Floor Accommodation

Bedroom One

Double bedroom, having a front facing double glazed window and a central heating radiator.

Bedroom Two

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

Bedroom Three

Single bedroom featuring a front facing double glazed window and a central heating radiator.

Bedroom Four

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

Bathroom

Modern bathroom comprising of a bath, shower cubicle, wc and wash hand basin. Having a rear facing double glazed window with obscured view, a chrome heated towel rail and recessed lights to the ceiling.

External

Situated within a cul- de- sac, the front elevation offers a block paved driveway heading towards the garage and a front garden with mature hedging. Side pedestrian access to the rear of the property. The beautiful rear garden having a paved seating area, a well maintained grassed lawn, water supply and enclosed by timber fence panels. Open aspect with stunning views over countryside, offering high levels of privacy.

Garage

Having an electric door, power/lighting and housing the boiler.

Agents Note

The sale of this Property is subject to the Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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

Please note that the AML fee covers 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.



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welcome to

Briar Court, Harworth DONCASTER

- Immaculate Detached Home
- Two Reception Rooms
- Downstairs WC
- Four Bedrooms
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108076 - 0003

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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