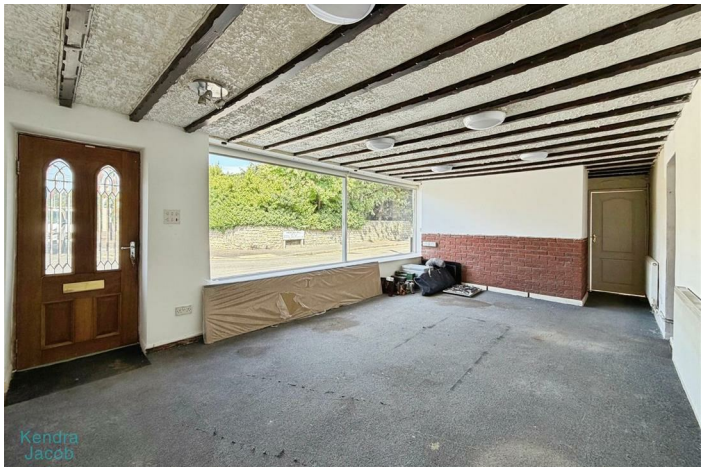

24 HANGAR HILL

WORKSOP, S80 4SD

£130,000

FREEHOLD

GUIDE PRICE £130,000 - £140,000

A rare and exciting opportunity to acquire a highly versatile property offering a unique combination of residential accommodation and potential commercial use. Ideally suited to a variety of purchasers, including owner-occupiers, investors, and entrepreneurs, this distinctive property provides the opportunity to create a flexible live/work environment with excellent scope for a range of future uses. The first-floor accommodation comprises a spacious and well-presented two-bedroom flat, thoughtfully arranged to provide comfortable modern living. The property features two generous double bedrooms, offering excellent flexibility for family living, guest accommodation, or a home office setup. The fitted kitchen provides a practical and functional space with ample storage and workspace, while the modern bathroom suite offers contemporary fittings and convenience. The generous living area provides a welcoming space for relaxation and entertaining, benefiting from natural light and a comfortable layout. The ground floor presents an exciting opportunity for business use, including office space, a professional practice, studio, retail use, or other

Kendra Jacob

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JBS Estates

24 HANGAR HILL

• GUIDE PRICE £130,000-£140,000 • IDEAL INVESTMENT OPPORTUNITY • SPACIOUS PROPERTY • VERSATILE GROUND FLOOR • POTENTIAL TO TURN INTO FLATS • TWO BEDROOM FIRST FLOOR FLAT • GAS CENTRAL HEATING

GROUND FLOOR

The versatile ground floor offers flexible accommodation currently arranged to suit commercial use. Comprising a welcoming reception area, several well-proportioned rooms, a useful storage area, separate WC and external access, the space is ideal for a variety of business purposes. Greenlight has also been given from the council to convert the ground floor into two self-contained flats, offering excellent potential for redevelopment or investment.

KITCHEN

A range of wall and base units, an electric cooker, a side-facing window, a central heating radiator, and useful understairs storage.

SEPERATE WC

Comprising a wash hand basin, low-flush WC, central heating radiator, and wall-mounted central heating boiler.

STORAGE ROOM

Useful storage space with fitted work surface and power points.

RECEPTION ROOM

Front-facing reception room with window, wooden entrance door, central heating radiator, and power points.

RECEPTION ROOM

Featuring a cast-iron fireplace with gas fire and tiled hearth, bespoke feature windows, central heating radiator, and power points.

FIRST FLOOR FLAT

ENTRANCE HALL

This provides a separate access point to the other side of the building, which also leads to the first floor of the property.

KITCHEN

Fitted with a range of wall and base units incorporating a stainless steel sink and drainer. There is plumbing for a washing machine, space for an electric cooker with a gas hob, tiled splashbacks, power points, and a rear-facing window providing natural light.

BATHROOM

Comprising a panelled bath, pedestal wash hand basin, and low-flush WC. The room also features a side-facing double-glazed obscure window and a central heating radiator.

LOUNGE

A bright and spacious living area with front-facing windows, a central heating radiator, power points, and access to the loft.

BEDROOM ONE

A well-proportioned double bedroom featuring fitted wardrobes with sliding mirrored doors, power points, and a central heating radiator.

BEDROOM TWO

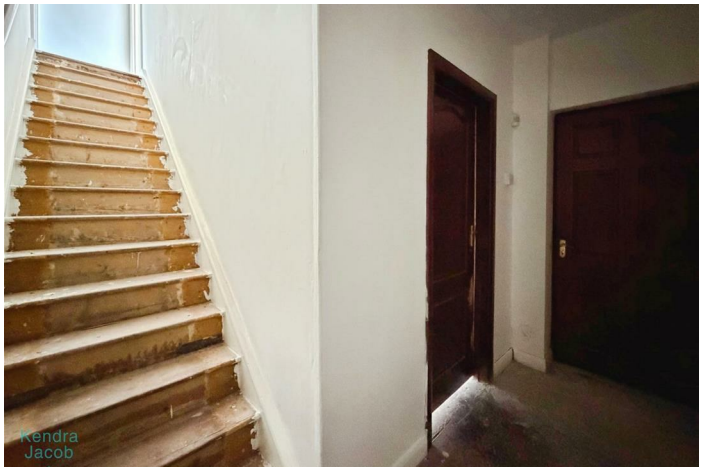
With central heating radiator and power points.

EXTERNAL

To the outside of the property is a yard with gated access.

24 HANGAR HILL

Kendra
Jacob



24 HANGAR HILL

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

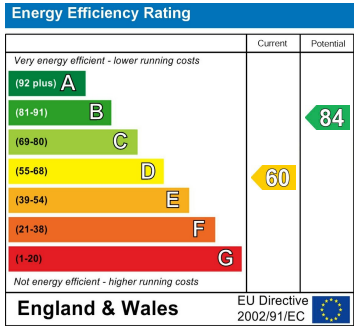
Viewings – By Appointment Only

Floor Area – 1439.70 sq ft

Tenure – Freehold

Total area: approx. 133.8 sq. metres (1439.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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