



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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welcome to

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

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108020 - 0004

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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