



**Scrooby Road, Harworth DONCASTER DN11 8JT**

**welcome to**

**Scrooby Road, Harworth DONCASTER**

Perfect FIRST TIME BUYER HOME or BUY TO LET. Well presented MODERN end terrace home with THREE GOOD SIZE BEDROOMS. FRONT & REAR GARDEN and allocated PARKING. Viewing highly recommended to appreciate this BEAUTIFUL HOME!



## Ground Floor Accommodation

### Cloakroom

Cloakroom having a front facing double glazed window with obscured glass, central heating radiator and sink.

### Lounge

15' max x 14' 8" ( 4.57m max x 4.47m )

Spacious main reception room finished to a high standard of decoration with open plan staircase, front facing double glazed window and two central heating radiators.

### Kitchen

14' 11" x 9' 4" ( 4.55m x 2.84m )

Stylish kitchen having an extensive range of sleek wall and base units with complimentary work tops and inset sink with drainer. Having integrated appliances including dishwasher, gas hob and electric oven and space for a fridge freezer. French doors, rear facing double glazed window, understairs storage and central heating radiator. Cupboard housing the boiler.

## First Floor Accommodation

### Landing

Landing having a central heating radiator.

### Bedroom One

12' 6" x 8' 8" ( 3.81m x 2.64m )

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

### Bedroom Two

11' 6" x 8' 1" plus door recess ( 3.51m x 2.46m plus door recess )

Double bedroom having wardrobes, rear facing double glazed window and central heating radiator. There is also access to the loft which is not boarded.

### Bedroom Three

9' 10" x 6' 10" max ( 3.00m x 2.08m max )

Bedroom having front facing double glazed window and central heating radiator.

### Bathroom

Family bathroom fitted with a bath with over head shower, pedestal wash hand basin and wc. Rear facing double glazed window with obscure glass, fully tiled walls, recessed light and central heating radiator.

## External

Lovely rear garden enclosed by timber fencing with an array of plants and shrubs, lawn and garden shed. Benefitting from a paved seating area, power sockets and side gated access to the allocated parking (2 spaces).

## Agents Notes

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

Yearly service charge payable for the upkeep of communal areas, currently at £184.39.



**view this property online** [williamhbrown.co.uk/Property/BWY107978](http://williamhbrown.co.uk/Property/BWY107978)



welcome to

## Scrooby Road, Harworth DONCASTER

- Allocated PARKING/Side Gated Access
- Front and Rear Gardens with shed
- Three Good Sized Bedrooms
- Close to Shops and Amenities
- Fantastic Commuter Links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107978](https://www.williamhbrown.co.uk/Property/BWY107978)



Property Ref:  
BWY107978 - 0007

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.



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](https://www.williamhbrown.co.uk)