



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

**welcome to**

**Scrooby Road, Harworth Doncaster**

STUNNING end terraced house, benefiting from THREE BEDROOMS, REAR GARDEN and PARKING. With fantastic access to all the amenities including schools, shopping and healthcare. VIEWING HIGHLY RECOMMENDED.



## Ground Floor Accommodation

### Entrance Lobby

Welcoming entrance lobby having a central heating radiator.

### Cloakroom

Cloakroom fitted with a wash hand basin and wc. Front facing double glazed window with obscure glass and a central heating radiator.

### Lounge

Cosy main reception room housing the stairs to the first floor landing. Front facing double glazed window, central heating radiator and TV point.

### Kitchen/Dining Room

Modern kitchen/dining room having a range of wall and base units with complimentary worktop and upstands, sink and drainer. Benefiting from a host of integrated appliances including washing machine, fridge freezer, oven, hob and extractor fan. Double glazed French doors leading to the rear garden, a rear facing double glazed window, central heating radiator and downlights to the ceiling.

## First Floor Accommodation

### Landing

Landing having a central heating radiator.

### Bedroom One

Double bedroom having fitted wardrobes, TV point, a front facing double glazed window and a central heating radiator.

### Bedroom Two

Double bedroom having a rear facing double glazed window, loft access and a central heating radiator.

### Bedroom Three

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

### Bathroom

Family bathroom comprising of a bath with an overhead shower, wash hand basin and wc. Central heating radiator, rear facing double glazed window with obscure glass, fully tiled walls and downlights to the ceiling.

## External

Open plan front garden well stocked with a variety of plants and shrubs. Side pedestrian access leads to the low maintenance South facing rear garden, enclosed by timber fencing and having an artificial lawn, paved seating area and security light. Gated rear access to the communal courtyard and two allocated parking spaces.

## Agents Note

We are advised by the current vendor a service charge is payable for the upkeep of communal areas. This is currently at £184.39 per annum. This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

## Scrooby Road, Harworth Doncaster

- Modern End Terraced Home
- Stylish Kitchen Diner
- Three Good Sized Bedrooms
- Two Allocated Parking Spaces
- Enclosed Easy Maintenance Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY108157 - 0003

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