



horton knights of doncaster

sales
lettings
and service



Grange View, Harworth, Doncaster, DN11 8QP
Asking Price £210,000

AN IMMACULATE 3 BEDROOM SEMI / MODERN BRIGHT SPACIOUS LIVING / FRENCH DOORS TO REAR GARDEN / CONTEMPORARY GREY KITCHEN WITH INTEGRATED APPLIANCES / MODERN WHITE EN-SUITE & BATHROOM / READY TO MOVE INTO / AMPLE PARKING / GARAGE / FIRST TO VIEW WILL BUY //

An internal inspection is highly recommended to appreciate this lovely, well presented 3 bedroom semi detached home. The property offers a stylish modern interior with gas central heating and pvc double glazing and briefly comprises: Entrance hall, a spacious open-plan lounge and dining area, contemporary kitchen with integrated appliances. First floor landing, three bedrooms, lovely modern en-suite shower room and family bathroom. Outside there is a large driveway, attached garage and a particularly good-sized rear garden. Well placed with access to amenities including local shops, schools and access to nearby Bawtry.

ACCOMMODATION
Full details are being prepared. Should you wish to view the property straight away, call horton knights now on 01302 760322.

ENTRANCE HALL

LOUNGE
14'4" x 10'11" (4.37m x 3.33m)

DINING AREA
10'5" x 8'2" (3.18m x 2.49m)

KITCHEN
12'10" x 8'2" (3.91m x 2.49m)

FIRST FLOOR LANDING

BEDROOM 1
13'1" x 10'1" (3.99m x 3.07m)

BEDROOM 2
9'9" x 8'10" (2.97m x 2.69m)

EN-SUITE SHOWER

BEDROOM 3
10'1 x 8'0" (3.07m x 2.44m)

BATHROOM

OUTSIDE

GARAGE
17'9" x 9'2" (5.41m x 2.79m)

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

AML COMPLIANCE - The appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. Therefore there will be a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence. Please be advised all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.









