merryweathers
Est. 1832









15 Windsor Close, Harlington, Doncaster, DN5 7JU

Asking Price £265,000

This immaculate detached 2-bedroom property in Harlington is offered for sale and provides well-presented accommodation suited to a range of buyers seeking a move-in ready home.
Located in Harlington, the property benefits from village amenities while being within reach of Doncaster and the wider South Yorkshire area. Harlington is close to local green spaces and countryside walks, with village facilities available in nearby Barnburgh and surrounding communities.

Merryweathers
Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Harlington
Harlington is a village in the civil parish of Barnburgh in the Metropolitan Borough of Doncaster in South Yorkshire, England. The village lies less than a mile from the adjoining village of Barnburgh and the parish contains both villages. According to the 2001 census, Harlington had a population of 1,979, increasing to 2,297 at the 2011 Census.[1] The village is located about 3 miles (4.8 km) (by road) north of Mexborough, 2 miles (3.2 km) east of Goldthorpe and about 8 miles (13 km) west of Doncaster

Material Information
Council Tax Band - C
Tenure - Freehold
Property Type - Detached
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Sale Ready Conveyancing
Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Entrance Halway
With side facing entrance door with access to the accommodation.

Lounge
With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Dining Area
With upvc glazing and central heating radiator.

Kitchen
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and cooking facilities to include a four ring gas hob, with oven below and extractor above.

Master Bedroom
Large double bedroom with rear facing upvc french doors entering the attractive gardens

Bedroom
With rear facing aspect overlooking the gardens.

Shower Room
With a three piece suite comprising of a walk in shower with thermostatic shower above, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

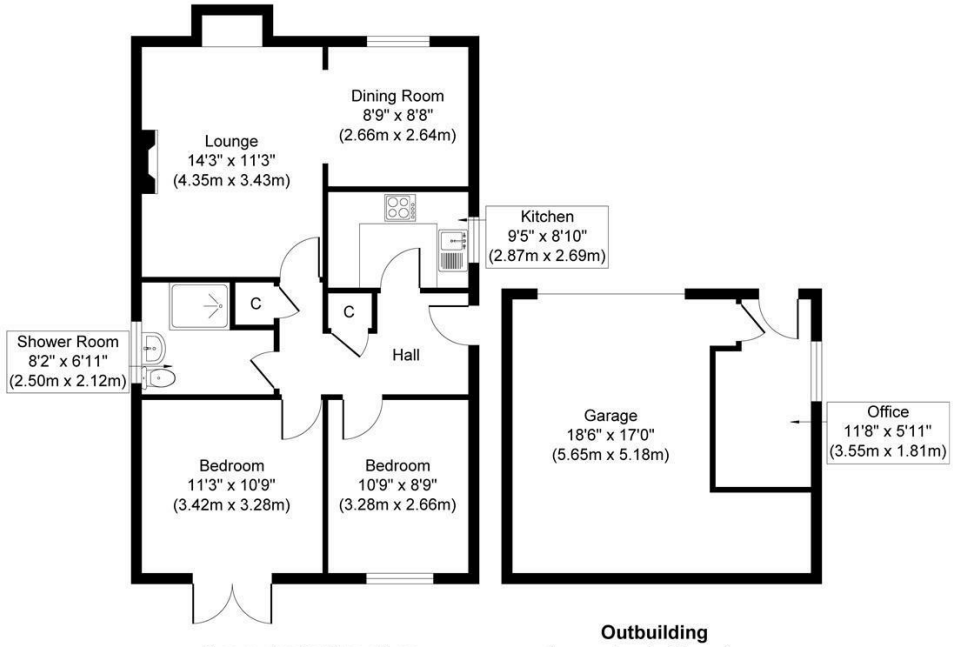
Garage

Oversized double garage, secured by electically operated garage door. With side entrance to separate office / workshop.

External

Situated in a good sized corner plot, with extensive off road parking provided by the driveway. There are attractive laid to lawn gardens to the front and rear with well stocked borders and hedging.

Floor Plan



Approximate Floor Area
669 sq. ft
(62.17 sq. m)

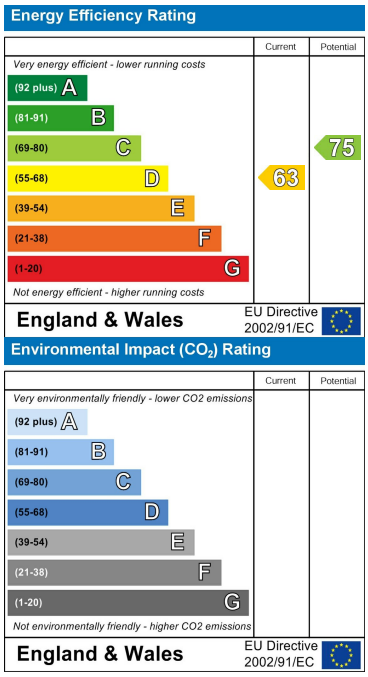
Outbuilding
Approximate Floor Area
315 sq. ft
(29.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Property Ombudsman
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