



william  
h brown  
for sale  
01302 710735

**President Place, Harworth DONCASTER DN11 8FA**

  
william  
h brown

**welcome to**

**President Place, Harworth DONCASTER**

Well presented FOUR BEDROOM detached house benefitting from SPACIOUS ACCOMMODATION, DRIVE, GARAGE and a GREAT LOCATION.  
Viewing essential to appreciate the accommodation on offer.



## Ground Floor Accommodation

### Entrance Hall

Accessed via a front facing main entrance door.

### Lounge

A good size main reception room with a front facing window and a central heating radiator.

### Kitchen/Dining Room

Fitted with a good range of wall and base units with worktop over, matching upstands and inset sink with drainer. Benefitting from integrated dishwasher, gas hob, electric oven. Rear facing double glazed window and French doors, central heating radiator.

### Utility Room

Offering space for a washing machine and tumble dryer and housing the boiler for the property. Side facing entrance door.

### Cloakroom

Fitted with a wash hand basin and wc. Rear facing double glazed window with obscure glass and central heating radiator.

## First Floor Accommodation

### Bedroom One

Double bedroom with a useful storage cupboard, front facing double glazed window and central heating radiator.

### En-Suite

En-suite to bedroom one with shower cubicle, wc and wash hand basin. Tiled walls, central heating radiator and side facing double glazed window with obscure glass.

### Bedroom Two

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

### Bedroom Three

Third good size bedroom with rear facing double glazed window and central heating radiator.

### Bathroom

Fitted with a white three piece suite comprising of bath with electric shower over, wc and wash hand basin. Rear facing double glazed window with obscure glass, chrome heated towel rail and part tiled walls.

### Bedroom Four

Single bedroom with rear facing double glazed window and central heating radiator.

## External

Open plan to the front elevation with grassed areas and driveway. Side, gated pedestrian access leading to the rear garden which is fenced and enclosed and mainly laid to lawn. Garden shed and paved seating area.

## Agents Notes

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

A private right of way exists, please contact the branch for further details.



**view this property online** [williamhbrown.co.uk/Property/BWY108010](http://williamhbrown.co.uk/Property/BWY108010)



welcome to

## President Place, Harworth DONCASTER

- Spacious Detached House
- Four Bedrooms
- Bathroom & En-suite
- Off Road Parking
- Garage

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY108010](https://williamhbrown.co.uk/Property/BWY108010)



Property Ref:  
BWY108010 - 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.

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://williamhbrown.co.uk)