



Hill Gardens, Harworth, Doncaster DN11 8JY

welcome to

Hill Gardens, Harworth, Doncaster

IDEAL FIRST TIME BUYER HOME with POTENTIAL TO IMPROVE further. End terrace home with TWO BEDROOMS, OFF STREET PARKING, storage GARAGE/WORKSHOP. Close to amenities and schooling. Viewing highly recommended.



Ground Floor Accommodation

Kitchen

11' 5" x 6' 4" (3.48m x 1.93m)

Fitted with a good range of wall and base units, complimentary worktops with sink and drainer. Having integrated appliances including oven, hob and fridge freezer and having space for a washing machine. Two rear and one side facing double glazed windows, entrance door and a central heating radiator.

Dining Room

14' 4" x 11' 11" (4.37m x 3.63m)

Cosy lounge having a multi fuel burner, picture rail, side facing double glazed window, useful storage cupboard and central heating radiator.

Lounge

11' 1" x 10' 4" (3.38m x 3.15m)

Great size second reception room with front facing double glazed window and a central heating radiator.

First Floor Accommodation

Landing

Landing having loft access.

Bedroom One

10' 6" x 10' 2" + recess (3.20m x 3.10m + recess)

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

Bathroom

Fitted with a bath with electric overhead shower, wc and wash hand basin. Rear facing double glazed window, central heating radiator and part tiled walls.

Bedroom Two

12' x 8' 1" max (3.66m x 2.46m max)

Second bedroom having a rear facing double glazed window and central heating radiator.

External

Tucked away off the main road and benefitting from ample off road parking, front garden and storage garage with attached workshop.

Ample space to the side elevation for any prospective purchaser to extend, subject to planning permission.

The rear garden is of a generous size, mainly laid to lawn with timber fencing and a variety of plants and shrubs. Benefitting from an outside WC.

Storage Garage/Workshop

Garage with up and over door and attached workshop with power and light connected, side courtesy door and front facing double glazed window.

Agents Notes

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

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Utilities

Mains electric, solar panels, mains water and drainage. Heating to the property is served by an air source heat pump.



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welcome to

Hill Gardens, Harworth Doncaster

- Lovely End Terraced Home
- Two Bedrooms
- Off Street Parking and Storage Garage
- Space for Extension/Subj. to Planning
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107889 - 0006

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.

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