

Whitby Road,Harworth Doncaster DN11 8QL

william h brown

welcome to

Whitby Road,Harworth Doncaster

DRESSED TO IMPRESS! Ideal first home, STYLISH OPEN PLAN LIVING and a HIGH STANDARD OF DECORATION.

Two DOUBLE BEDROOMS, CONSERVATORY, GARDENS and OFF ROAD PARKING. Viewing highly recommended.













Ground Floor Accommodation

Entrance Lobby
Accessed via the side elevation and having an under stairs cupboard and central heating radiator.

Open Plan Living
Kitchen
Contemporary style kitchen with a good range of fitted wall and base units, complimentary worktops, matching upstands and an inset basin with a mixer tap. Benefitting from a host of integrated appliances for a sleek finish including dishwasher, fridge/freezer, washing machine, oven and hob. Front facing double glazed window, central heating radiator and recessed lights.

Dining Area
Open plan to the kitchen an lounge making an ideal space for entertaining. Plenty of room for a dining room table and having a front facing double glazed window, recessed lights and a modern radiator.

Lounge
Main reception area with a multi fuel burner inset to the chimney breast with a tiled hearth. The decorative feature wall adds style to this cosy room and sliding patio doors lead through to the conservatory.

Conservatory
Constructed of low level brick wall and upvc double glazed units. Benefitting from electric blinds, central heating radiator and an air conditioning unit.

First Floor Accommodation

Landing
Rear facing double glazed window and central heating radiator.

Bedroom One
Double bedroom with a useful built in storage cupboard, overhead wall units, modern radiator, wall lights and a rear facing double glazed window.

Bedroom Two
Double bedroom with feature wall panelling, modern radiator and front facing double glazed window.

Shower Room
Fitted with a walk in shower and a vanity wash hand basin.
Front facing double glazed window, recessed lights and radiator.

Separate Wc
Fitted with a wc and having a modern central heating radiator, side facing double glazed window with obscure glass and stylish tiling to the walls.

External
Beautiful, low maintenance paved gardens to the front and rear. Driveway providing off road parking for several vehicles.
Decked seating area to the rear with a pergola and external lighting. Raised gravelled beds and timber fencing to the perimeters.
Useful storage outhouse with power and light connected.

Agents Notes
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.

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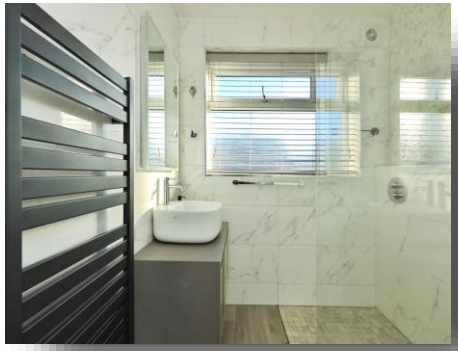
- Immaculate Semi-Detached House
- Upgraded to Include Open Plan Living and Conservatory
- Modern Accommodation, an Ideal First Home
- Two Double Bedrooms
- Off Road Parking

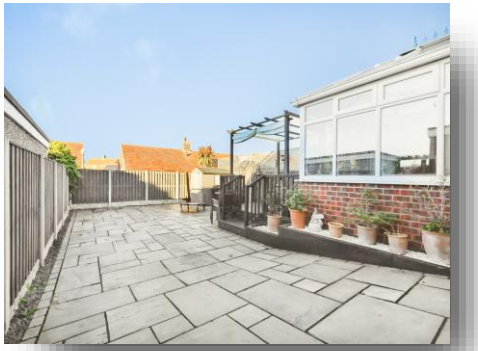
Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108382

The Property Ombudsman

Property Ref:
BWY108382 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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