



Mayfair Close, Harworth Doncaster DN11 8PY

welcome to

Mayfair Close, Harworth Doncaster

IDEAL BTL/ FIRST TIME BUYER HOME with potential to make your own located to popular area in HARWORTH. Semi detached house with THREE BEDROOMS, DRIVEWAY and STORAGE GARAGE. Viewing recommended.



Ground Floor Accommodation

Lounge/Diner

19' 2" + door recess x 13' 9" max (5.84m + door recess x 4.19m max)

Main reception room with space for a dining room table and two useful storage cupboards, one housing the central heating boiler. Front facing upvc entrance door, two central heating radiators, electric fire with back, hearth and surround, coving to the ceiling and rear facing sliding patio doors leading to the conservatory.

Kitchen

8' 10" x 7' 9" (2.69m x 2.36m)

Kitchen fitted with a good range of wall and base units, tiled splashbacks and inset sink and drainer. Benefiting from an integrated oven and hob and having space for dishwasher and fridge. Side upvc entrance door, recessed lights and front facing double glazed window.

Conservatory

10' x 8' 4" (3.05m x 2.54m)

Conservatory constructed from Upvc and having French doors leading to the garden.

First Floor Accommodation

Landing

Landing having storage cupboard and loft access.

Bedroom One

11' 8" + wardrobes x 9' 3" (3.56m + wardrobes x 2.82m)

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

Bedroom Two

10' 7" x 6' 3" max (3.23m x 1.91m max)

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

Bedroom Three

7' 7" x 7' 4" (2.31m x 2.24m)

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

Bathroom

Family bathroom fitted with a bath, wc and wash hand basin. Tiled walls, rear facing double glazed window with obscure glass, heated towel rail and recessed lights.

External

Situated to a corner plot position with a block paved driveway to the front and side elevations providing off road parking for several cars. To the rear is an enclosed garden, with paved seating area, lawn, timer fence panels and storage garage.

Storage Garage Agents Note

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



view this property online williamhbrown.co.uk/Property/BWY107629



welcome to

Mayfair Close, Harworth Doncaster

- Spacious Semi Detached Home
- Popular Location
- Driveway and Storage Garage
- Low Maintenance Rear Garden
- Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107629



Property Ref:
BWY107629 - 0005

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



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk