



Tickhill Road, Harworth Doncaster DN11 8PB

welcome to

Tickhill Road, Harworth Doncaster

A RARE OPPORTUNITY NOT TO BE MISSED!! Detached House requiring FULL RENOVATION situated to a SUBSTANTIAL CORNER PLOT in the popular village of Harworth. POTENTIAL FOR DEVELOPMENT (subject to planning permission) Call William H Brown to arrange your viewing.



Ground Floor Accommodation

Entrance Hall

Cellar

Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

Dining Room

11' 10" x 9' 8" + recess (3.61m x 2.95m + recess)

Kitchen

10' 8" x 8' 10" (3.25m x 2.69m)

Rear Entrance Porch

Store

15' x 9' (4.57m x 2.74m)

First Floor Accommodation

Split Level Landing

Study

8' 11" x 8' 10" (2.72m x 2.69m)

Bathroom

8' 10" max x 8' 9" (2.69m max x 2.67m)

Bedroom One

12' 1" + fitted wardrobes x 11' 11" (3.68m + fitted wardrobes x 3.63m)

Bedroom Two

11' 10" x 10' 7" + fitted cupboards (3.61m x 3.23m + fitted cupboards)

Bedroom Three

10' 7" x 8' 11" (3.23m x 2.72m)

External

Situated to a prominent corner plot with beautiful, well maintained gardens to three sides. Enclosed by a mixture of hedging and timber fence panels with extensive lawned areas and a variety of plants and shrubs closer to the house. Pedestrian gated access to the front and vehicle access to the driveway via double gates off Bawtry Road which in turn leads to the generous size garage.

Workshop

18' 10" x 12' 6" (5.74m x 3.81m)

Garage

28' 4" x 14' 2" (8.64m x 4.32m)

Agents Note

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.



view this property online williamhbrown.co.uk/Property/BWY107788



welcome to

Tickhill Road, Harworth Doncaster

- Detached House
- Renovation Project
- Potential Development Opportunity (subj. to planning consent)
- Popular Area
- Substantial Plot

Tenure: Freehold EPC Rating: F

Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107788



Property Ref:
BWY107788 - 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



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



williamhbrown.co.uk