

**Farleigh Drive, Harworth Doncaster DN11 8SW**

william h brown

***welcome to***

## Farleigh Drive, Harworth Doncaster

Giving more convenient parking than many in the area, this well presented 2 bed semi detached is worthy of a viewing. Located off the main road the property is worthy of a viewing with the vendor already securing on onward move. Call the agent to arrange a viewing.













**Entrance**
With a front facing entrance door and radiator.

**Cloakroom**
Side facing double glazed window, wc and basin, tiled splashback and radiator.

**Lounge**
Main reception room with a front facing double glazed window, stairs leading upto the first floor and both a tv aerial and central heating radiator.

**Kitchen**
Fitted with a range of modern wall and base units with coordinating worksurfaces incorporating a sink and drainer. Integrated appliances comprise of an electric oven and hob, dishwasher and washing machine, fridge freezer. French doors lead out to the garden and two rear facing double glazed windows to each side. Wall mounted central heating boiler and under counter lighting, central heating radiator.

**First Floor**
With loft access and a central heating radiator.

**Bedroom One**
Double Room: With a front facing double glazed window, storage cupboard and a central heating radiator.

**Bedroom Two**
Having a rear facing double glazed window and central heating radiator.

**Bathroom**
Bath with shower above, wc and basin. Heated towel rail and a side facing obscured double glazed window. Shaver point and tiling to the splashbacks.

**External**
Open plan to the front elevation with a block paved parking area leading off the shared driveway from the main road.
The rear garden is enclosed and lawned with a paved patio seating area and gated to the front elevation.

**Agents Note**
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.

*welcome to*

# Farleigh Drive, Harworth Doncaster

- Well Presented Semi Detached
- Lounge & Modern Dining Kitchen
- Two Double Bedrooms
- Off Street Parking 2/3 Cars
- Onward Property Found

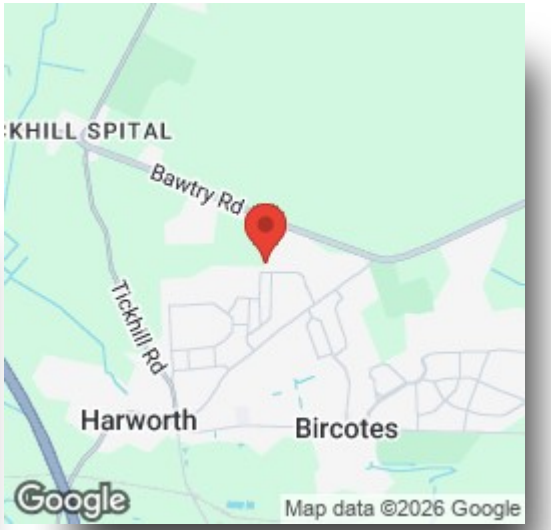
Tenure: Freehold EPC Rating: B
Council Tax Band: A

## £165,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/BWY108444

The Property Ombudsman

Property Ref:
BWY108444 - 0003

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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