

Grange View, Harworth Doncaster DN11 8QP

william h brown

welcome to

Grange View, Harworth Doncaster

Perfect FIRST TIME BUYER or FAMILY HOME, offering a SPACIOUS LOUNGE, and THREE GOOD SIZED BEDROOMS. Having FRONT & REAR GARDENS and GARAGE. Must be viewed to appreciate the accommodation on offer!













Ground Floor Accommodation

Entrance Hall
Inviting entrance having a modern radiator.

Lounge / Diner
A spacious and versatile lounge/diner featuring a front-facing double glazed window that fills the room with natural light. There is an electric stove set within a hearth and surround, creating a warm and inviting atmosphere. Further benefits include two central heating radiators, decorative coving, and bi-fold doors opening onto and overlooking the rear garden, providing an ideal space for both family living and entertaining.

Kitchen
A stylish and contemporary kitchen fitted with a range of high-gloss wall and base units complemented by worktops with matching upstands and a tiled splashback. Benefiting from a rear-facing double glazed window and modern radiator, the kitchen is well-equipped with a sink and drainer, integrated oven, microwave, hob with extractor hood, fridge freezer, dishwasher, and washing machine, creating a practical and attractive space for everyday living.

First Floor Accommodation

Landing
Having a side facing double glazed window and loft access.

Bedroom One
Bedroom having a rear facing double glazed window and a central heating radiator.

En Suite
A modern en suite comprising a corner shower cubicle, wash hand basin, and WC. Featuring tiled walls, recessed spotlights, a heated towel rail, and a rear-facing double glazed obscure window, creating a stylish and practical shower room.

Bedroom Two
A well-proportioned double bedroom featuring a front-facing double glazed window, central heating radiator, and a range of fitted sliding door wardrobes providing excellent storage space.

Bedroom Three
A well-presented bedroom featuring a front-facing double glazed window, central heating radiator, and a useful built-in cupboard housing the boiler.

Bathroom
A stylish family bathroom fitted with a WC, vanity wash hand basin, and panelled bath with shower attachment and glass screen. Complemented by tiled walls, recessed spotlights, a chrome heated towel rail, and a rear-facing obscure double glazed window, creating a modern and practical space.

External
To the front of the property is a lawned garden alongside a pressed concrete driveway providing off-road parking for several vehicles. The enclosed rear garden features a lawn, paved patio seating area, pergola, garden shed, and external water supply, all bounded by timber fencing to create a private and enjoyable outdoor space.

Garage
Having power and light and a rear courtesy door.

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.

welcome to

Grange View, Harworth Doncaster

- WELL PRESENTED SEMI DETACHED HOME
- Three Good Sized Bedrooms
- Ideal First-Time Buyer or Family Home
- Landscaped Garden
- Open Views to Rear

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

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108463

The Property Ombudsman

Property Ref:
BWY108463 - 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.

william h brown

01302 710735

Bawtry@williamhbrown.co.uk

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

williamhbrown.co.uk