



Farleigh Drive, Harworth Doncaster DN11 8SW

welcome to

Farleigh Drive, Harworth Doncaster

Beautifully presented DETACHED property, on a MODERN DEVELOPMENT, Three Bedrooms, OFF ROAD PARKING, and a good size GARDEN. Not to be missed, Viewing HIGHLY recommended.



Ground Floor Accommodation

Entrance Hall

Upon entering the property there is a useful coat cupboard, and a central heating radiator.

Cloakroom

The cloakroom features a wc, wash hand basin and an extractor fan. Splashback tiling and a central heating radiator.

Lounge

15' 5" x 10' 8" (4.70m x 3.25m)

A lovely main reception room, pulling in lots of natural light from the side and front facing double glazed windows. Also having a central heating radiator.

Kitchen / Diner

15' 5" x 8' 9" (4.70m x 2.67m)

Beautifully presented modern kitchen/dining room, with white gloss wall and base units, complimentary worktops with matching upstands and an inset stainless steel sink and drainer. Benefitting from a host of integrated appliances including oven, hob, washing machine, dishwasher and fridge/freezer. Featuring two double glazed windows, French doors leading to the garden and a central heating radiator.

First Floor Accommodation

Landing

Having a storage cupboard.

Bedroom One

10' 10" max x 10' 5" max (3.30m max x 3.17m max)

Well presented double bedroom with feature panelling to the walls, a side facing double glazed window and a central heating radiator.

En-Suite

En-suite to main bedroom fitted with a shower cubicle, wc and wash hand basin. Heated towel rail, tiled splash backs and an obscure front facing double glazed window.

Bedroom Two

8' 9" x 8' 7" + recess (2.67m x 2.62m + recess)

Having panelling to the walls, a front facing double glazed window and a central heating radiator.

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

The third bedroom consists of a side facing double glazed window, along with a central heating radiator.

Bathroom

This bathroom is ideal for a family, fitted with a bath with shower overhead and screen, wc and wash hand basin. Tiled splash backs and an obscure front facing double glazed window.

External

The property sits on a corner plot, with an open plan lawned area to the front elevation and an enclosed rear garden. Boasting beautifully paved seating areas, a grass lawn, planters, water supply and power sockets, Parking is also available beyond the garden and can be accessed via the garden pedestrian gate. In addition, there is a generous size garden shed which is fenced and enclosed.

Agents Note

Management charge payable for the upkeep of communal areas, currently at £129.78 per annum. 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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welcome to

Farleigh Drive, Harworth Doncaster

- Immaculate Detached Property
- Modern Kitchen/Dining Room
- Three Bedrooms
- Good Size Enclosed Garden
- Off Road Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108284 - 0003

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