



Mirabelle Way, Harworth Doncaster DN11 8SQ



welcome to

Mirabelle Way, Harworth Doncaster

Welcoming THREE Bedroom, DETACHED Home situated to a popular modern development in Harworth. Available with NO ONWARD CHAIN, and benefitting from OFF ROAD PARKING and GARAGE. Viewing is highly recommended!



Ground Floor Accommodation

Entrance Hall

Inviting entrance hall having a central heating radiator.

Cloakroom

Fitted with a wc and wash hand basin with splash back tiling to the walls.

Lounge

Spacious main reception room, boasting a front facing double glazed window and a central heating radiator.

Kitchen

Generous kitchen fitted with a range of wall and base units with worktop over and an integrated oven and gas hob. A light and bright space, having a rear facing double glazed window, French doors leading out to the rear garden and a central heating radiator. Space for a washing machine and fridge/freezer.

First Floor Accommodation

Landing

Having a storage cupboard and loft access.

Bedroom One

Double bedroom, benefitting from two front facing double glazed windows and a central heating radiator.

En Suite

En-suite to Bedroom One, featuring a shower cubicle, wc and wash hand basin. Central heating radiator, front facing double glazed window with obscured view, tiled splashbacks to the shower and wash hand basin.

Bedroom Two

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

Bedroom Three

Consisting of a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath, wc and pedestal wash hand basin. Having part tiled walls, a central heating radiator and a side facing double glazed window with obscured view.

External

The front elevation boasting an open plan lawn and a driveway, with garage access. The rear garden being fully enclosed by timber fencing and mainly laid to lawn.

Garage

Single garage with up and over garage door.

Agents Notes

The length of the lease is 999 years from 1st January 2015, meaning there are approximately 988 years remaining. Ground Rent of £150 per annum is payable. No service charge.

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

Mirabelle Way, Harworth Doncaster

- Lovely Detached Home
- Three Bedrooms
- Downstairs WC
- En-Suite & Main Bathroom
- Driveway & Garage

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108165 - 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.

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