



West Street, Harworth Doncaster DN11 8NR

welcome to

West Street, Harworth Doncaster

LEGAL FEES PAID UPTO £1300.00 PLUS VAT, T& C'S APPLY. Great price, not to be missed. Popular Street in Harworth, must be viewed. Good sized garden with work from home garden room with Internet, spacious conservatory and lots on offer. Wont be around for long, book a viewing.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall Lounge

Spacious main reception room with feature fireplace, front facing double glazed window and central heating radiator.

Kitchen

Fitted with a range of wall and base units with worktop over and butler style sink. Integrated oven and hob and space for a fridge/freezer. Two rear facing double glazed windows, central heating radiator, rear entrance door and useful storage pantry.

Conservatory

Good size conservatory constructed of low level brick with upvc double glazed units above and a polycarbonate roof.

Bathroom

Fitted with a bath with shower attachment and basin. Side facing double glazed window with obscure glass, heated towel rail and tiled floor.

First Floor

Bedroom One

Double bedroom with built in wardrobes and cupboards, central heating radiator and front facing double glazed window.

Bedroom Two

Double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Three

Good size third bedroom with rear facing double glazed window and central heating radiator.

Wc

Fitted with a vanity wash hand basin and wc. Front facing double glazed window with obscure glass and central heating radiator.

External

Walled front garden with a block paved driveway providing off road parking and leading to the garage.

Situated to a generous size plot with a large paved seating area and grassed lawn.

Benefitting from a detached garden office fully equipped with Internet, power and lighting. Ideal for a variety of uses and working from home.

Garage

Good size single garage with side courtesy door.

Legal Fees Paid T & C'S

The property is being sold through our clients Part Exchange Move Scheme.

Our client will contribute costs to the successful purchaser up to the amount of £1300,00 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



view this property online williamhbrown.co.uk/Property/BWY108398



welcome to

West Street, Harworth Doncaster

- LEGAL FEED PAID UP TO £1300 PLUS VAT, T&C'S APPLY
- Popular Street to the village of Harworth
- Three Bedroom Semi Detached House
- Kitchen & Spacious Conservatory
- Great sized Garden & Substantial Garden Room/Home Office

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

£169,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BWY108398](https://www.williamhbrown.co.uk/Property/BWY108398)



Property Ref:
BWY108398 - 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.

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](https://www.williamhbrown.co.uk)