



Sandrock Road, Harworth Doncaster DN11 8PH



welcome to

Sandrock Road, Harworth Doncaster

OUTSTANDING semi-detached home. Stylish accommodation, three bedrooms, modern bathroom, OFF ROAD PARKING, GENEROUS SIZE GARAGE AND ENCLOSED GARDEN. Early viewing recommended.



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing main entrance door. Housing the stairs to the first floor landing and having a useful storage cupboard and central heating radiator.

Lounge/Diner

Beautifully presented lounge/diner with stylish panelling to one wall and electric fire with surround. Front facing double glazed window, two modern central heating radiators, coving to the ceiling and French doors out to the garden.

Kitchen

Fitted with an extensive range of wall and base units, complimentary work tops with inset sink and drainer and tiled splashbacks. Benefitting from an integrated oven, hob and fridge freezer plus space for a washing machine. Recessed lights, side facing double glazed window, glazed rear entrance door providing plenty of natural light.

First Floor Accommodation

Landing

Side facing double glazed window and loft access.

Bedroom One

Double bedroom benefitting from fitted sliding door wardrobes. Front facing double glazed window, central heating radiator, coving to the ceiling and recessed lights.

Bedroom Two

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

Bedroom Three

Single bedroom with front facing double glazed window and central heating radiator.

Bathroom

Stylish bathroom fitted with a bath with shower over, vanity wash hand basin and wc. Side and rear facing double glazed windows with obscure glass, modern tiling to the walls and recessed lights.

Exterior

Set back from the road behind a fenced and gated front garden mainly laid with decorative gravel and flanked by a block paved driveway. A second gate to the side elevation leads through to additional parking and a fenced and enclosed, south west facing rear garden.

The rear garden is fenced and enclosed with a continuation of the block paving offering plenty of space for a seating area, grassed lawn, hot and cold water supply, power and external lighting.

Garage

Larger than average size single garage. Electric roller door, power and light connected.

Agents Notes

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.



view this property online williamhbrown.co.uk/Property/BWY108424



welcome to

Sandrock Road, Harworth Doncaster

- Immaculate Semi-Detached House
- High Standard of Finish and Decoration
- Three Bedrooms
- Stylish Lounge/Diner
- Well-Equipped Kitchen

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

offers in the region of

£195,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108424



Property Ref:
BWY108424 - 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