

# HUNTERS®

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## Mirabelle Way

Harworth, Doncaster, DN11 8DA

Offers In The Region Of £190,000



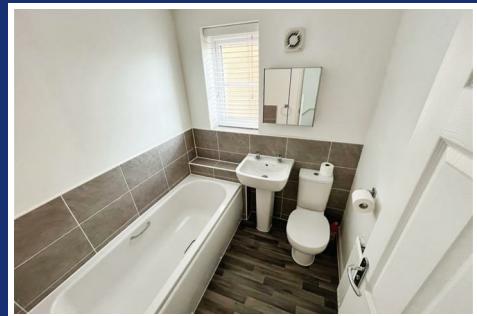
Council Tax: A



# 36 Mirabelle Way

Harworth, Doncaster, DN11 8DA

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## DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner and cloakroom to the ground floor and three bedrooms, one with en suite and bathroom to the first floor. Whilst outside are two allocated parking spaces and a garden to the rear. The property also benefits from gas central heating and double glazing.

## ACCOMMODATION

The property is accessed via a composite double-glazed door to the front with two glass panels leading into:

## ENTRANCE HALL

Access to lounge and downstairs cloakroom, stairs rising to first floor accommodation, wall mounted fuse box, radiator.

## LOUNGE

12'0" x 14'4" (3.66m x 4.38m )

TV and telephone points, cupboard, window to the front elevation, radiator and door into:

## KITCHEN DINER

15'5" x 9'5" (4.70m x 2.88m )

Range of wall and base units in white, one housing the Ideal boiler, complementary worktops, built in Electrolux cooker with four ring gas hob, spaces for washing machine and fridge freezer, one and a half stainless steel sink with mixer tap, spotlights to ceiling, extractor fan, window to the rear elevation, radiator and French doors opening to the rear garden.

## DOWNSTAIRS CLOAKROOM

Matching white suite comprising low level flush wc,

corner pedestal sink, vinyl flooring, obscure window to the front elevation and radiator.

## FIRST FLOOR LANDING

6'5" x 5'10" (1.96m x 1.79m )

Access to the bedrooms and bathroom, loft access and smoke alarm to ceiling.

## BEDROOM ONE

12'0" x 9'6" (3.67m x 2.92m )

With built in cupboard, wall mounted thermostat, window to the front elevation, radiator and door leading into:

## EN SUITE

Matching white suite comprising corner shower, pedestal sink with splashback, low level flush wc, vinyl flooring, extractor fan, towel holder, obscure window to the front elevation.

## BEDROOM TWO

9'4" x 7'6" (2.85m x 2.29m )

Window to the rear elevation and radiator.

## BEDROOM THREE

5'10" x 7'5" (1.78m x 2.28m )

Window to the rear elevation and radiator.

## FAMILY BATHROOM

6'0" x 5'11" (1.84m x 1.82m )

Half tiled with matching white suite comprising panel bath, pedestal sink, low level flush wc, vanity unit, vinyl flooring, extractor fan, radiator and obscure window to the side elevation.

## EXTERNALLY

The rear garden is laid to lawn with paved area, shale borders, fencing and hedging, gate to the side.

The front has two allocated parking spaces, outside light, and a small border with shrubs.

#### COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

#### TENURE - Leasehold

999 year lease commencing 1 January 2015.  
We are advised of an annual service charge of approximately £100.00

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



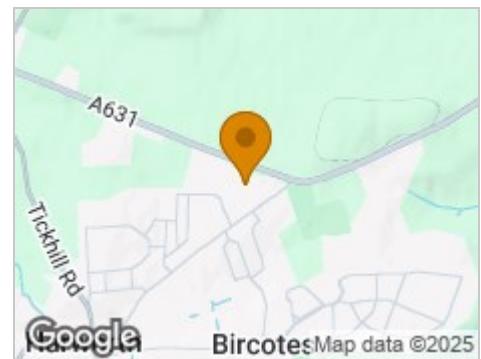
## Road Map



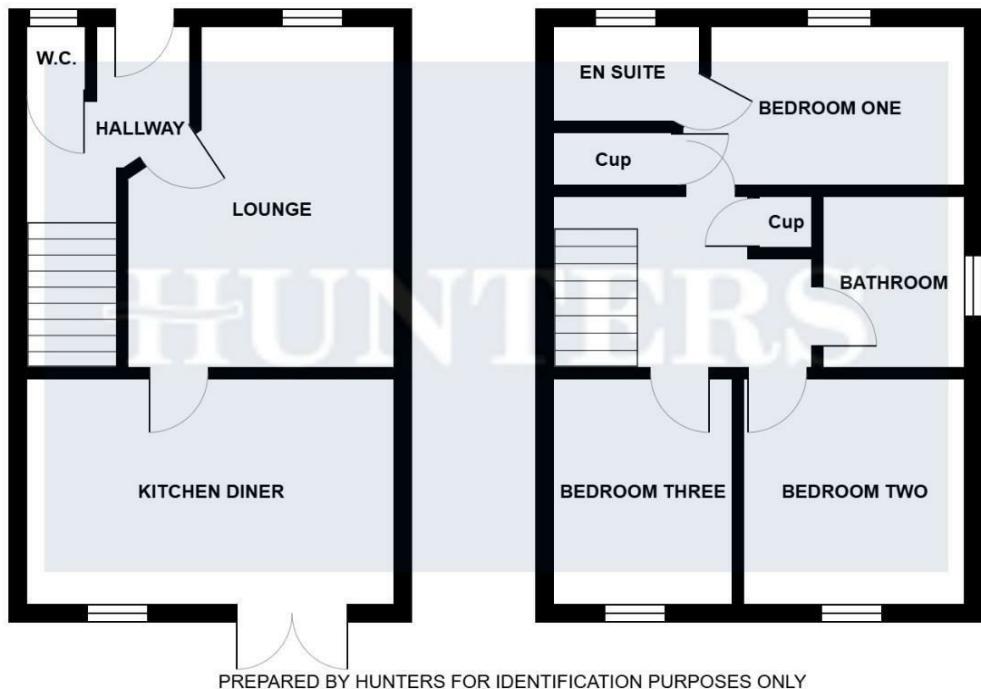
## Hybrid Map



## Terrain Map



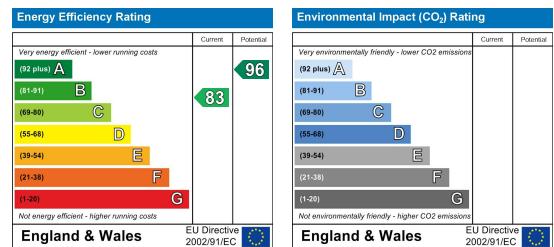
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.