

HUNTERS®

HERE TO GET *you* THERE



Beverley Road

Harworth, Nr Bawtry, Doncaster, DN11 8HD

Offers In The Region Of £175,000



Council Tax: A



8 Beverley Road

Harworth, Nr Bawtry, Doncaster, DN11 8HD

Offers In The Region Of £175,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge and kitchen to the ground floor whilst the first floor has three bedrooms and bathroom. Outside are gardens to the front and rear with a covered passage leading to outbuildings including a WC and two storerooms. The property also benefits from gas central heating and double glazing

Harworth and Bircotes is a conurbation situated four miles to the west of the market town of Bawtry and ten miles south of the city of Doncaster. It has good transport links being only a short drive to the A1 and motorway network and the east coast mainline runs through Doncaster and Retford. Amenities include primary school and the Serlby Park Academy, range of shops including Asda and Aldi, a Doctors surgery and leisure centre.

ACCOMMODATION

The property is accessed via two white uPVC doors with glass panels, one leading into the entrance hall with the other giving access to the side covered passage

ENTRANCE HALL

7'1" x 10'5" (2.18m x 3.20m)

Providing access to the lounge and kitchen, stairs rising to the first floor accommodation, two cupboards, one with a window to the side elevation, smoke alarm, wood panel flooring, window to the side elevation and radiator.

LOUNGE

13'3" x 21'3" (4.06m x 6.50m)

Telephone point, two USB sockets, bay window to the front elevation, radiator and sliding glass door opening to the rear patio

KITCHEN

6'7" x 20'5" (2.01m x 6.24m)

Wall and base units, built in Zanussi cooker, four ring Lamona induction hob with extractor fan over, space for washing machine, stainless steel sink with mixer tap, chalk board to wall, wood panel flooring, windows to the rear and side elevation, white uPVC door into the side passage.

COVERED SIDE PASSAGE

5'7" x 9'1" (1.72m x 2.78m)

Linking to the outbuildings which are split into three comprising w.c. and two storerooms, with two white uPVC doors to the front and rear with glass panels.

FIRST FLOOR LANDING

8'1" x 5'4" (2.48m x 1.63m)

Providing access to bedrooms and bathroom, loft access and window to the side elevation.

BEDROOM ONE

12'3" x 10'11" (3.75m x 3.34m)

Window to the rear elevation, cupboard and radiator.

BEDROOM TWO

10'9" x 10'0" (3.29m x 3.07m)

Window to the front elevation, cupboard and radiator.

BEDROOM THREE

9'7" x 6'6" (2.93m x 2.00m)

Window to the front elevation, cupboard and radiator.

BATHROOM

7'11" x 8'6" (2.43m x 2.61m)

Tiled throughout with matching white suite comprising panel bath with overhead Triton electric shower, pedestal sink, low level flush wc, extractor

fan, vinyl flooring, cupboard housing Baxi boiler, windows to the rear and side elevations.

EXTERNALLY

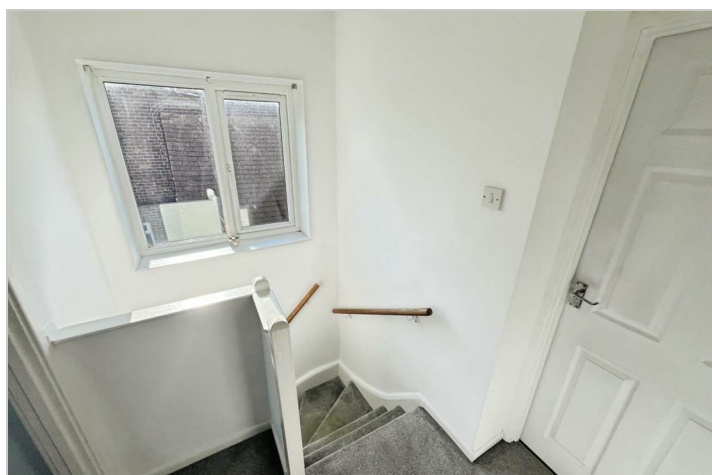
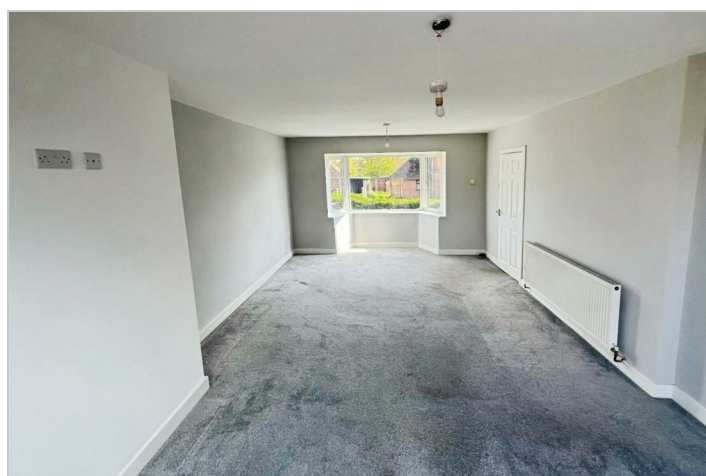
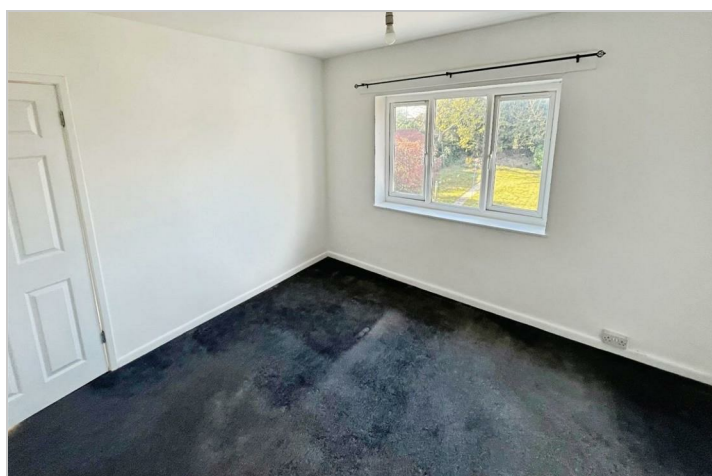
The front garden is laid mainly to lawn with paving, hedging, fencing and gate. The rear garden is laid to lawn with paving, patio area, mature borders, hedging and fencing.

COUNCIL TAX

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

TENURE - Freehold

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



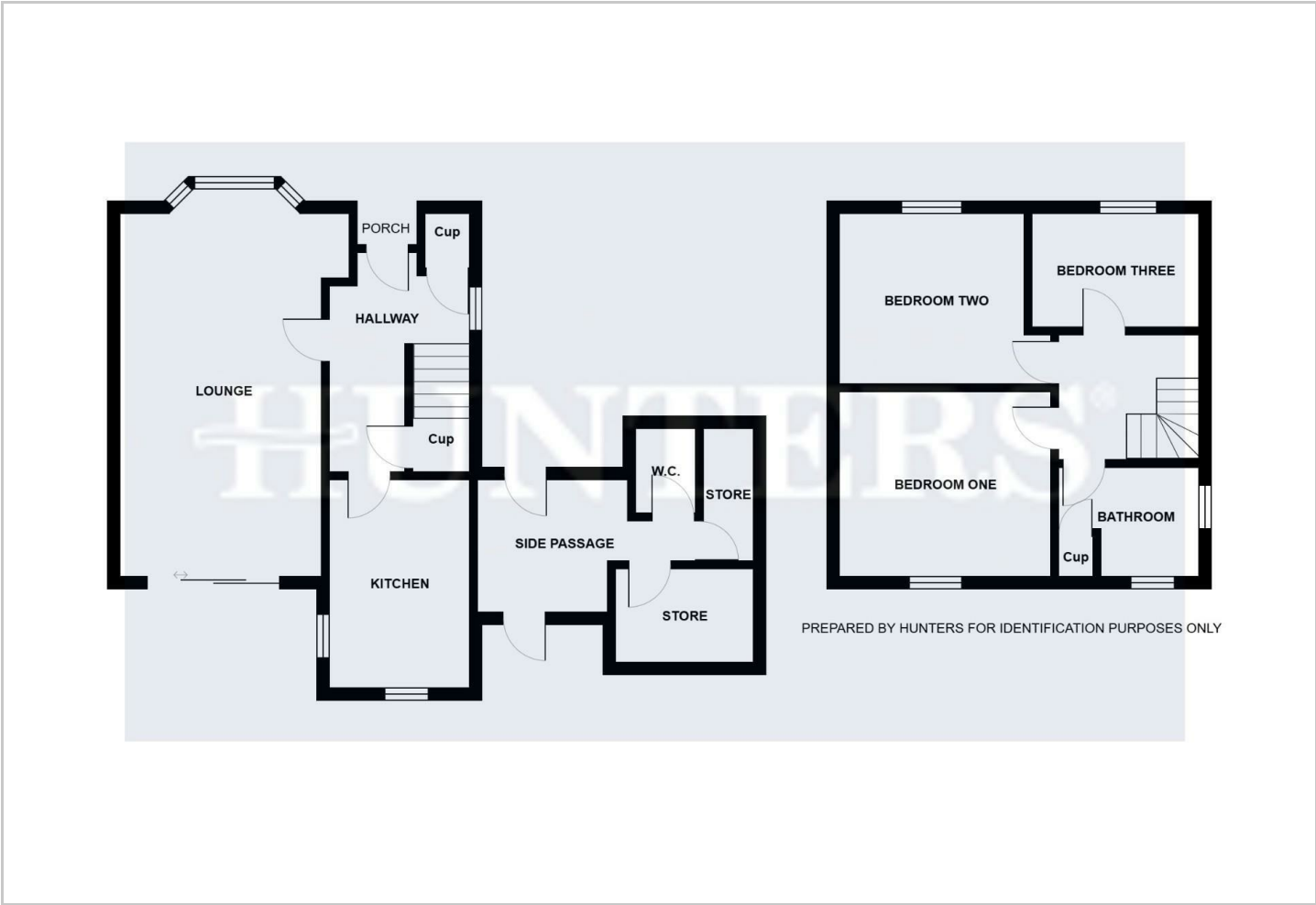
Hybrid Map



Terrain Map



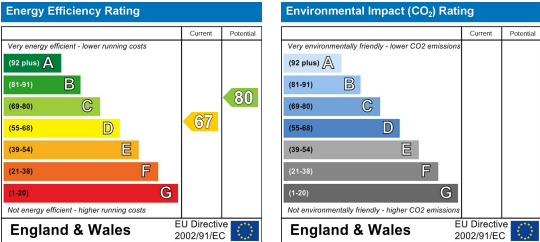
Floor Plan



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.