



**Hill Gardens, Harworth Doncaster DN11 8JY**



**welcome to**

**Hill Gardens, Harworth Doncaster**

This is a superb opportunity to acquire this end terraced home on a **SUBSTANTIAL SIZE PLOT** in Harworth with scope for **MODERNISATION**. Two/three bedrooms, off road parking for **SEVERAL VEHICLES** and a **GARAGE** with **WORKSHOP**. Must be viewed!



## Ground Floor Accommodation

### Entrance Porch

Having a side facing upvc entrance door and a front facing double glazed window.

### Lounge/Dining Room

A generous size main reception room boasting a multi fuel stove inset to the chimney breast, front facing double glazed window and a central heating radiator. Featuring wall lights, a beamed ceiling and being open plan to the kitchen.

### Sitting Room/Bedroom 3

A spacious, light and bright room which could be used as either a reception room or bedroom, having windows to three elevations, central heating radiator, wall lights and character beams to the ceiling.

### Kitchen

Fitted with a range of wall and base units with worktop over. Benefitting from an integrated electric oven and LPG gas hob, rear facing double glazed window, beamed ceiling and a useful storage cupboard.

### Conservatory

Lovely addition to the property, constructed from low level brick with upvc double glazed units. Having base units to one side with worktop over, tiled floor and French doors out to the garden. In addition, the conservatory currently houses a temporary shower room and facilities.

## First Floor Accommodation

### Bedroom One

Double bedroom comprising of built in wardrobes, a front facing double glazed window, central heating radiator and coving to the ceiling.

### Shower Room

Fitted with a shower cubicle, wc and wash hand basin. Having a rear facing double glazed window with obscured view and a central heating radiator.

### Bedroom Two

Bedroom incorporating built in cupboards, one of which houses the hot water tank, a rear facing double glazed window and coving to the ceiling.

## External

The front elevation offers a grass lawn surrounded by a low level brick built wall, the side driveway offering ample off road parking. Towards the rear elevation you are greeted with a generous size plot, boasting a summer house, grass lawn and being fully enclosed. Having a wrought iron pedestrian gate for access.

## Garage

Having a workshop to the rear, power, lighting and an electric door.

## Outbuilding

Brick built outbuilding with a wc.

## Agents Notes

Private and public rights of way exist at this property, please speak to the agent for further details. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

This property is in a former mining area, it will be beneficial to conduct a mining search.

## Utilities

Mains electric, water and drainage. Solid Fuel Heating System.



**view this property online** [williamhbrown.co.uk/Property/BWY108047](http://williamhbrown.co.uk/Property/BWY108047)



welcome to

## Hill Gardens, Harworth Doncaster

- Spacious End Terraced House
- Two/Three Bedrooms
- Conservatory
- Substantial Plot
- Potential to Improve and Extend (subj. to planning consent)

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers over

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY108047](http://williamhbrown.co.uk/Property/BWY108047)



Property Ref:  
BWY108047 - 0002

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](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



[williamhbrown.co.uk](http://williamhbrown.co.uk)