



Bracken Way, Harworth Doncaster DN11 8SB

welcome to

Bracken Way, Harworth Doncaster

*** LEGAL FEES PAID *** T&C's apply. Stunning DETACHED home, situated to a CORNER PLOT position. Comprising of a SPACIOUS LOUNGE, beautiful GARDEN ROOM, FOUR BEDROOMS and a DRIVEWAY with GARAGE. Must be VIEWED to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall.

Kitchen

Modern kitchen, incorporating wall and base units with worktop over and inset sink with drainer. Integrated appliances such as a double oven, fridge and a dishwasher. Featuring a front facing double glazed window, central heating radiator, tiling to the floor and a useful understairs cupboard.

Utility Room

Consisting of base and larder units with worktop over, a front facing double glazed window and a central heating radiator. Space for a fridge/freezer and a washing machine.

Cloakroom

Fitted with a wash hand basin and wc. Side facing double glazed window and central heating radiator.

Lounge

Spacious light and bright lounge, having two rear facing double glazed windows, and a central heating radiator. French doors lead to the garden room.

Garden Room

Beautiful addition to the property, being brick built and having UPVC roof and windows. Recessed lights and French doors leading out to the rear garden.

First Floor Accommodation

Landing

Having loft access and a central heating radiator.

Bedroom One

Generous sized double bedroom, having a front facing double glazed window and a central heating radiator.

En-Suite

Lovely en suite, fitted with a wc, vanity wash hand basin, shower cubicle and a heated towel rail. Surrounded by tiled walls and floor, and having a front facing double glazed window with obscured view.

Bedroom Two

Double bedroom, having a storage cupboard, front facing double glazed window and a central heating radiator.

Bedroom Three

Consisting of a rear facing double glazed window and a central heating radiator.

Bedroom Four

Featuring a rear facing double glazed window and having a central heating radiator.

Shower Room

Comprising of a walk in shower, wc, vanity wash hand basin, a rear facing double glazed window and tiled splashbacks.

External

Situated to a corner plot position the front elevation boasts a well kept open plan grass lawn, with side gated access leading to the rear. The rear elevation having a stunning paved seating area, artificial grassed lawn, feature gravel and raised plant beds. Being enclosed by a wall and timber fencing, offering high levels of privacy. Rear courtesy gate to the driveway.

Single Garage

*** Legal Fees Paid *** T&c's

The property is being sold through our clients Part Exchange/ Assisted Move Scheme our client will contribute costs to the successful purchaser up to the amount of £1300 + 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.

Leasehold Details

The length of the lease is 999 years from 1st January 2007, meaning there are approximately 980 years remaining.

Annual Ground Rent charge of £150 per annum. Service Charge is currently £210 per annum.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

Bracken Way, Harworth Doncaster

- Immaculate Detached House
- *** LEGAL FEES PAID *** T&C's Apply
- Four Bedrooms
- Modern Kitchen and Utility Room
- Generous Size Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 210.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108203 - 0004

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.



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