



Bracken Way, Harworth Doncaster DN11 8SB



welcome to

Bracken Way, Harworth Doncaster

*** LEGAL FEES PAID *** T&C's apply. Beautiful end - terraced TOWNHOUSE, situated within a popular CUL-DE-SAC location in Harworth. Comprising of FOUR BEDROOMS, TWO BATHROOMS and a WC. The most PERFECT FIRST TIME BUYER or FAMILY HOME. Must be viewed to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Welcoming entrance having a central heating radiator.

Cloakroom With Wc

A lovely addition having a wc, wash hand basin, a central heating radiator and a front facing double glazed window with obscured view.

Lounge Diner

Cosy main reception room, benefitting from an electric fire, useful understairs storage cupboard, and two central heating radiators. A light and bright room having a rear facing double glazed window and rear facing french doors.

Kitchen

Fitted with wall, base units and worktop over. Having an integrated sink and drainer, dishwasher, double oven, four burner gas hob and hood with extractor fan. Boiler being housed within a wall mounted cupboard, a central heating radiator and a front facing double glazed window. Space for a fridge/freezer and washing machine.

First Floor Accommodation

Landing

Bedroom Two

Having a front facing double glazed window.

Bedroom Three

Having a rear facing double glazed window and a central heating radiator.

Bedroom Four

Bathroom

Main family bathroom consisting of a bath, wc, wash hand basin, front facing double glazed window with obscured view and a central heating radiator.

Second Floor Accommodation

Landing

Having a cupboard with boiler and space for a tumble dryer. Side facing double glazed window.

Bedroom One

12' 3" x 11' 4" plus window recess (3.73m x 3.45m plus window recess)

Spacious double bedroom, boasting a front facing double glazed window and a central heating radiator.

En Suite

Owning a mains shower cubicle, wc, wash hand basin, rear facing velux window, extractor fan and a central heating radiator.

External

To the front of the property there is a well kept artificial grass lawn, mature shrubs and a palm tree. A paved area to the side offering off road parking. Heading towards the rear of the property you are greeted with a low maintenance garden, having an artificial grass lawn, surrounded by slate and pebbled areas to the edges. A paved seating area directly behind the property. To the rear of the garden there is a raised decking area with canopy over.

Garage

Having a front facing up and over door and a upvc rear door.

*** 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 £270.85 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

- Beautiful End Terraced Townhouse!
- *** LEGAL FEES PAID *** T&C's Apply
- Four Bedrooms
- Two Bathrooms & WC
- Front & Rear Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 270.85

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108182 - 0007

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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