



## 24 Harthill Road

Conisbrough, Doncaster, DN12 2HG

### Price Guide £130,000

Nestled on Harthill Road in the village of Conisbrough, Doncaster, this delightful semi-detached house offers a perfect blend of character and modern living. With a guide price of £130,000 to £140,000, this property is an ideal choice for first-time buyers seeking a well-presented home.

This home features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The modern fitted kitchen, upgraded in 2024 is a highlight, designed to meet the needs of contemporary living while maintaining a warm and inviting atmosphere. Further to the kitchen, there is the added bonus of a pantry, providing further storage space.

This property boasts two double bedrooms, each equipped with built-in storage, ensuring ample space for your belongings. The well-maintained bathroom adds to the convenience of this lovely home, with over-bath mains powered shower.

One of the standout features of this property is the beautiful enclosed rear garden, which is adorned with established shrubs and trees, creating a serene outdoor retreat. Additionally, the property includes a single garage with up-and-over door access, and off-road parking for two to three vehicles, making it a practical choice for families or those with multiple cars. On top of this, accesses from the exterior are two storage rooms, currently utilised by the present owner as a laundry room and garden tool storage.

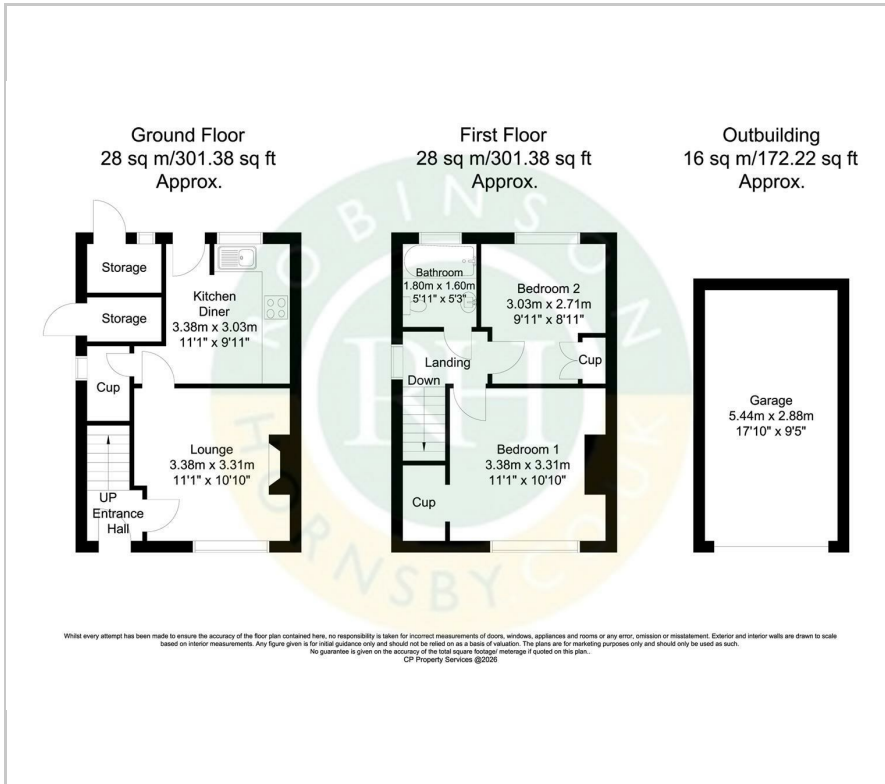
- **\*\*GUIDE PRICE £130,000-£140,000\*\***
- Semi detached house close to local shops and amenities
- Ideal first time buy
- Lounge and fitted modern kitchen
- Two double bedrooms with built in storage
- Three piece family bathroom
- Enclosed rear garden with patio area and established shrub and trees
- Garage and off road parking

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



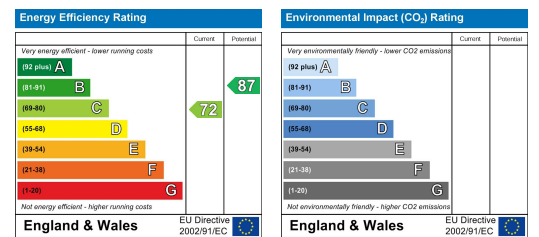
## Floor Plan



## Area Map



## Energy Efficiency Graph



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