



**Hawthorn Grove, Conisbrough Doncaster DN12 2JU**



**welcome to**

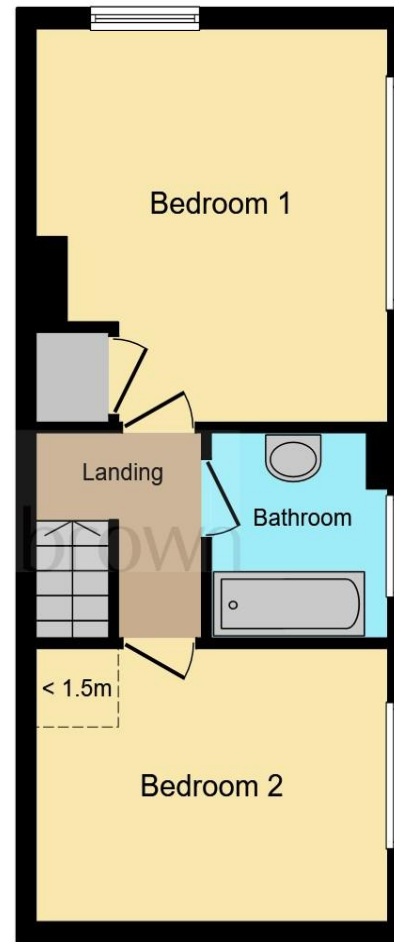
## **Hawthorn Grove, Conisbrough Doncaster**

A ROSE AT HAWTHORN GROVE! Positioned on the top floor of this apartment block, is this absolutely stunning 2 bedroom duplex apartment. Boasting 2 double bedrooms, 2 useful brick built stores & communal gardens - this really must be viewed to appreciate the charm & standard - CALL NOW!





**Ground Floor**



**First Floor**

**Entrance Hallway**

**Lounge**

13' 10" x 12' 8" ( 4.22m x 3.86m )

**Kitchen**

14' 6" x 6' 5" ( 4.42m x 1.96m )

**Bedroom One**

12' 7" recess x 12' 3" ( 3.84m recess x 3.73m )

**Bedroom Two**

9' 6" x 12' 8" ( 2.90m x 3.86m )

**Bathroom**

**Exterior**

**Agents Note**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Hawthorn Grove, Conisbrough Doncaster**

- 2 bedroom top floor duplex apartment
- Popular location - well placed for amenities, schools, shops & transport links
- Immaculately presented throughout
- 2 double bedrooms
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 361.90

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£110 000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119292](http://williamhbrown.co.uk/Property/MXB119292)



Property Ref:  
MXB119292 - 0004

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