



Mirabelle Way, Harworth Doncaster DN11 8DA

welcome to

Mirabelle Way, Harworth Doncaster

PERFECT Family Home with Modern Decoration Throughout. Offering a Downstairs WC, GENEROUS Kitchen, Four Good Sized BEDROOMS and Two BATHROOMS. With an Enclosed Rear GARDEN, a DRIVEWAY and GARAGE. This property must be viewed to appreciate the accommodation on OFFER!



Ground Floor Accommodation

Entrance Hall

Welcoming and spacious entrance, having a storage cupboard and a central heating radiator.

Cloakroom

Fitted with a wc, wash hand basin, central heating radiator and an extractor fan.

Lounge

Main reception room featuring a front facing double glazed window and a central heating radiator.

Kitchen/ Dining Room

Generous and stylish kitchen, comprising of wall and base units with worktop over. Integrating a stainless steel sink/drainage, electric oven, gas hob and cooker hood. A light and bright space, having a rear facing double glazed window, French doors and a central heating radiator. Space for a fridge/freezer and dishwasher.

Utility Room

Understairs utility, housing worktops with room under for a washing machine and tumble dryer. A side facing double glazed window and a central heating radiator.

First Floor Accommodation

Landing

Having loft access and a central heating radiator.

Bedroom One

Double bedroom, benefitting from a rear facing double glazed window and a central heating radiator.

En-Suite

Featuring a shower cubicle, wc and wash hand basin. Complete with part tiled walls, a central heating radiator, extractor fan and a shaver point.

Bedroom Two

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

Bedroom Three

Double bedroom, having feature panelling to one wall a front facing double glazed window and a central heating radiator.

Bedroom Four

An airy fourth bedroom with rear facing double glazed bedroom and central heating radiator.

Bathroom

Main bathroom, comprising of a fitted bath with shower over and screen. Part tiling to the walls, wc, wash hand basin with splashback tiling, heated towel rail and a side facing double glazed window with obscured view.

External

Flaunting an open plan front garden with a well kept grass lawn, plants and shrubs and a block paved driveway to the side elevation. Heading to the rear elevation there is a grass lawn, tap with water supply and timber fencing enclosing the garden.

Agents Note

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

Current service charge of £129.78 per annum.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Mirabelle Way, Harworth Doncaster

- Stunning Detached Home
- Modern Decoration Throughout
- Four Good Sized Bedrooms
- Bathroom & En Suite
- Driveway with Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in the region of

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108195 - 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.

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