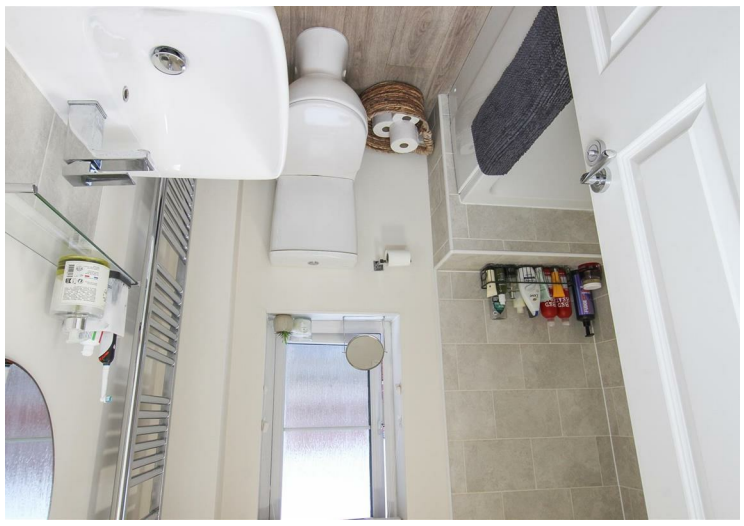
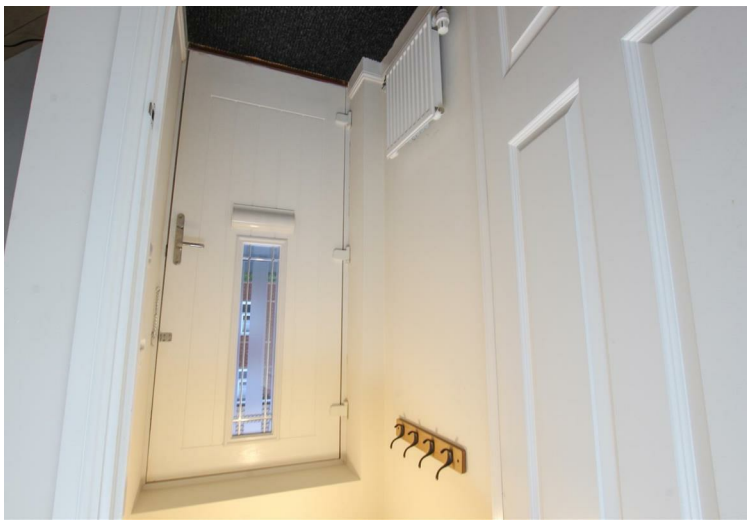




sales
lettings
and service

horton knights
of doncaster

Farleigh Drive, Harworth, Doncaster, DN11 8SW
Asking Price Asking Price £160,000

JUST LISTED.....IMMACULATE 2 DOUBLE BEDROOM SEMI / ATTRACTIVE POSITION ON THIS MODERN DEVELOPMENT / MODERN FITTED KITCHEN WITH A HOST OF INTEGRATED APPLIANCES / GROUND FLOOR W/C AND MODERN HOUSE BATHROOM WITH SHOWER / SIDE DRIVE WITH 2 PARKING SPACES //

Located on this popular development, an immaculate two double bedroom semi detached house. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, lounge with stairs to the first floor, fully fitted kitchen with integrated appliances, ground floor W/C and storage cupboard. First floor landing, two double bedrooms, and a modern white bathroom with shower. Outside are front and rear gardens, a long side driveway providing parking for 2, and an enclosed rear garden. The property is well place with access to local amenities including access to Bawtry market town and the motorway networks. Early Viewing Essential.

ACCOMMODATION
A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This has a central heating radiator, a central ceiling light, coat rail, and a traditional white four panel door which leads into the lounge.

LOUNGE
12'0" x 9'4" (3.66m x 2.84m)
An attractive room, it has PVC double glazed window to the front, a double panel central heating radiator, central ceiling light, and a staircase giving access to the first floor accommodation.

KITCHEN/DINER
13'0" x 7'7" (3.96m x 2.31m)
This is a good size, it if fitted with a range of high and low level units with feature cabinet under lighting, finished with a white high gloss cabinet door and a contrasting roll edge work surface. Integrated appliances include a four ring gas hob including a wok burner, extractor hood and an integrated oven beneath. There is also an integrated fridge freezer, washer/ dryer and a dishwasher. There is a set of PVC double glazed double opening doors which give access into the rear garden. Doors lead to a deep under stairs storage cupboard and a ground floor W/C.

GROUND FLOOR WC
Fitted with a modern two piece white suite comprising of a low flush WC, wash hand basin, central ceiling light, PVC double glazed window, and a central heating radiator.

FIRST FLOOR LANDING
There is an access point into the loft space, central heating radiator and doors to the bedrooms and bathrooms.

BEDROOM 1
12'11" x 9'3" (3.94m x 2.82m)
This is a large double bedroom, it has a PVC double glazed window to the front, central heating radiator, central ceiling light and a built in storage cupboard.

BEDROOM 2
12'11" x 7'7" (3.94m x 2.31m)
A second double bedroom, with a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM
All smartly finished with a modern white 3 piece suite which comprises of a panelled bath with shower over including glazed shower screen, a pedestal wash hand basin and a low flush w?C. There is modern tiling to the bathing areas and splashbacks, a contemporary tall radiator, PVC double glazed window, vinyl flooring, extractor fan, central ceiling light and a fused shaver point.

OUTSIDE
To the front of the property there is an attractive garden area and a long side driveway providing car standing for two cars and a gate giving access into the rear garden.

REAR GARDEN
The rear garden is fully enclosed, it has timber fencing to the perimeters, a paved patio extending across the rear elevation, flowerbeds and borders with ornamental plants.

AGENTS NOTES:

TENURE - FREEHOLD

MANGEMENT FEE - Payable for the upkeep of communal areas, currently at £124.07 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Boiler is the same age as the property.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

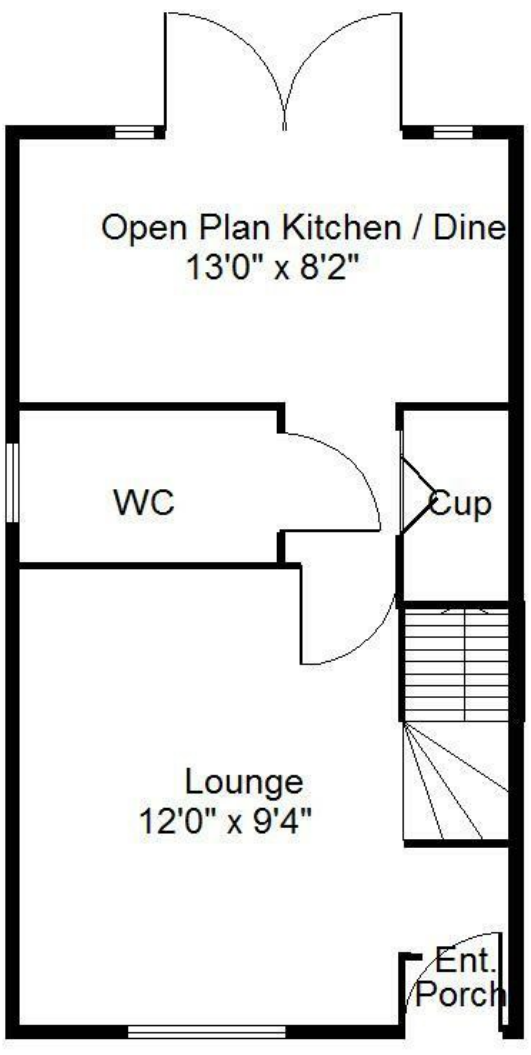
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

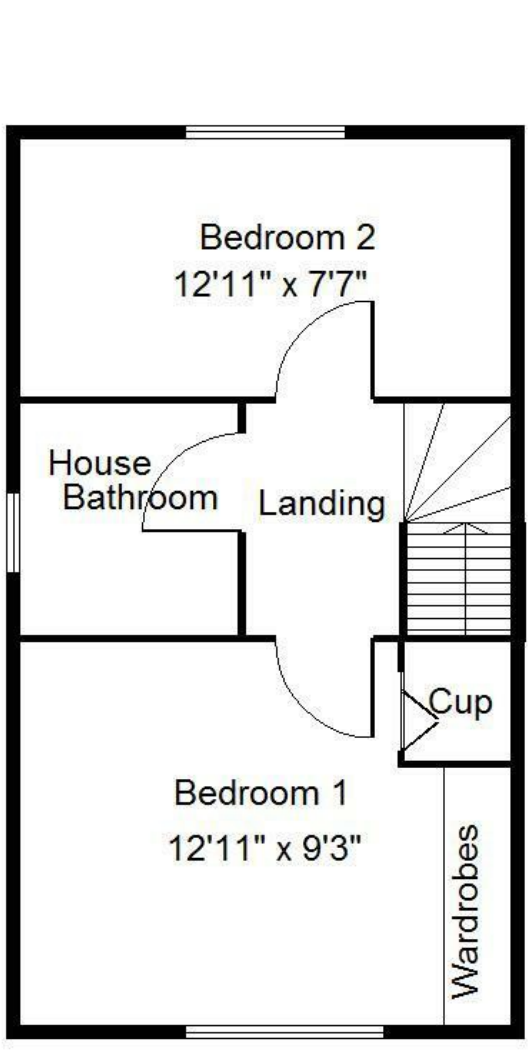
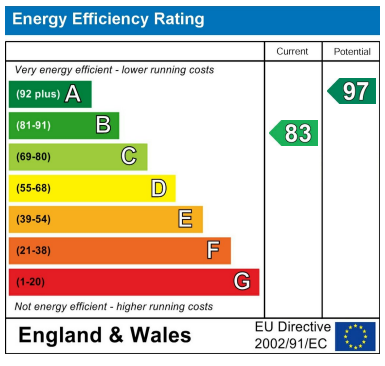
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor