



40 Doncaster Road, Harlington, Doncaster, DN5 7HT

Asking Price £375,000

Offering flexible living accommodation, with stunning first floor master bedroom is this detached dormer bungalow enjoying this village location. With semi rural setting, the property enjoys two separate driveways with parking for a number of vehicles available. With formal lounge and two ground floor bedrooms there are further options to use the adequate living space. Situated to be in an impressive plot with garage, an early inspection is thoroughly recommended.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Harlington

Harlington is a village in the civil parish of Barnburgh in the Metropolitan Borough of Doncaster in South Yorkshire, England. The village lies less than a mile from the adjoining village of Barnburgh and the parish contains both villages. According to the 2001 census, Harlington had a population of 1,979, increasing to 2,297 at the 2011 Census.[1] The village is located about 3 miles (4.8 km) (by road) north of Mexborough, 2 miles (3.2 km) east of Goldthorpe and about 8 miles (13 km) west of Doncaster

Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Porch

With front facing entrance door with further door entering the reception hallway.

Reception Hallway



With entrance door, central heating radiator and turned staircase rising to the first floor accommodation.

Formal Lounge 11'9" x 26'1" (3.60 x 7.97)



With a upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Bedroom 11'8" x 15'6" (3.58 x 4.74)



With a front facing upvc window and central heating radiator

Bedroom 10'9" x 11'8" (3.30 x 3.58)



With a side facing upvc window and central heating radiator.

Bathroom 10'9" x 7'6" (3.29 x 2.30)



Hosting a four piece suite comprising of a panelled jacuzzi bath, thermostatic shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Family Dining Kitchen 10'9" x 29'10" (3.30 x 9.11)



Set beneath the rear facing UPVC double glazed window and incorporated into the complimentary surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a range cooker with extractor hood above. With rear facing UPVC door entering the rear garden, central heating radiator and opening to the conservatory. The room hosts an ample dining area.

Conservatory 10'9" x 11'11" (3.28 x 3.64)



Built upon a brick base with upvc glazing to include a side facing entrance doors and enjoying views over the rear garden.

First Floor Master Bedroom 16'7" x 16'11" (5.06 x 5.17)



With rear facing upvc window, central heating radiator and walk in storage room. With access to the en suite facility.

En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Laundry Room

With central heating radiator and storage within the eaves.

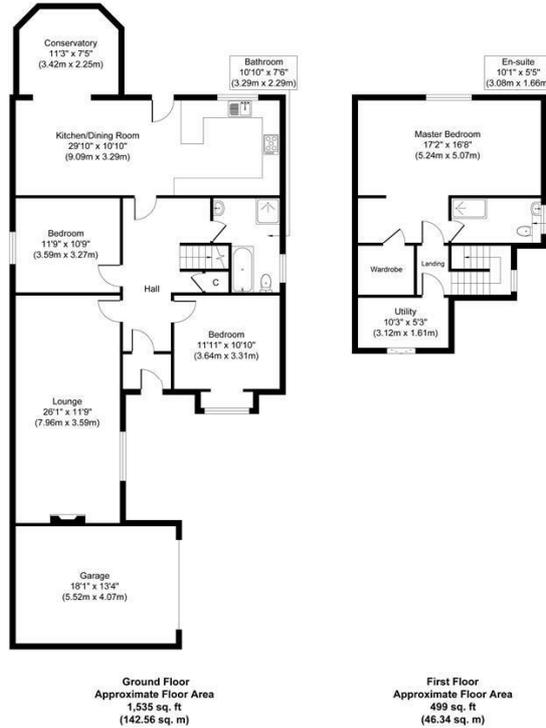
Garage

Hosting power and lighting, secured by an up and over single garage door.

External

To the front is driveway which precedes the garage offering parking for more than one vehicle. There is a laid to lawn garden also. To the rear is an attractive patio area, with laid to lawn garden, shed and greenhouse. There is also further off road parking via the driveway.

Floor Plan

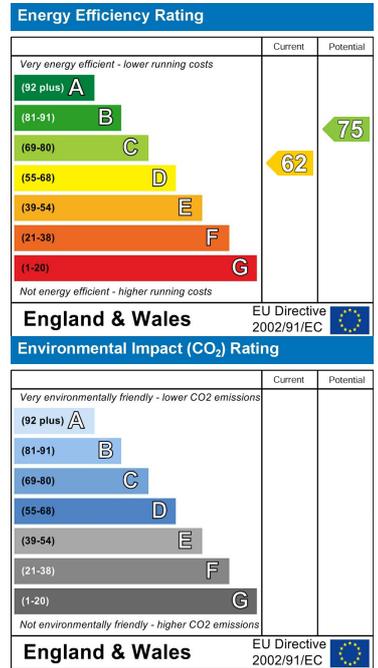


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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