



Scrooby Road, Harworth, Doncaster, South Yorkshire

3-Bedroom property | Inviting open-plan kitchen diner | Double French doors leading to a delightful patio | Enclosed garden | Downstairs WC | Two allocated parking spaces and ample on-street parking options | Close to local amenities including supermarkets, cafes, and restaurants | Nearby shops and schools ease of access to A1 and motorway networks.

Asking Price: **£170,000 (Offers Over)**

KW LEEDS
KELLERWILLIAMS

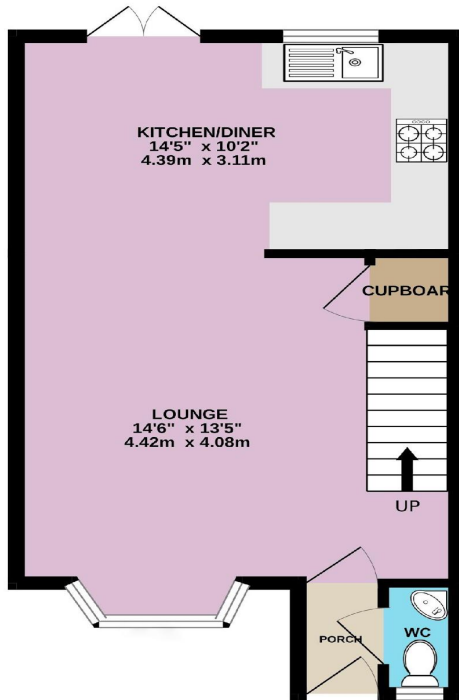
Scrooby Road, Harworth ,Doncaster, South Yorkshire

A captivating residence that shows timeless charm and has been lovingly cared for by its owner since its construction. Located in the heart of Harworth, this exceptional property offers an irresistible blend of style, convenience, and a true sense of home. As you step through the inviting doorway, a world of possibilities unfolds before you. The layout has been thoughtfully designed to maximize both functionality and comfort, with an open plan lounge/kitchen. An under stairs storage area that accommodates all your belongings. It's the perfect solution for keeping your living space clutter-free and organized. The heart of this home is certainly the open-plan kitchen diner. This open plan space seamlessly blends practicality with an inviting atmosphere, making it a joy to cook and entertain in. The Kitchen is well equipped with a gas hob and electric oven. Also benefits from a built in Washing Machine, Dishwasher and Fridge/Freezer and plenty of units and worktops to prepare your meals. Step through the double French doors onto the patio area , where relaxation and alfresco dining await. The enclosed garden , provides a private sanctuary and a place to unwind. And let's not forget the addition of a garden shed, where you can store all your gardening tools and outdoor essentials. This home also has a useful downstairs WC . Parking will never be a concern with two allocated parking spaces at your disposal, offering the freedom to come and go as you please. And should you have visitors, there are ample on-street parking options available. The property has a monthly service charge of £39.00 per month. Indulge in the convenience of nearby shops and schools, making everyday errands a breeze. Explore the local amenities that cater to your every need, from supermarkets to delightful cafes and restaurants. This is a fantastic home for anyone stepping onto the property ladder for the first time. Priced at offers over £170,000, this is a remarkable opportunity to seize a home that combines an enviable location, functional features, and generous parking provisions. Discover the joy of settling into a comfortable and well-connected house that you'll cherish for years to come. Don't miss out on this extraordinary chance to move to this desirable location. Contact us now sue.wragg@kwuk.com george.wargg@kwuk.com 07973 333682 / 07814 819212

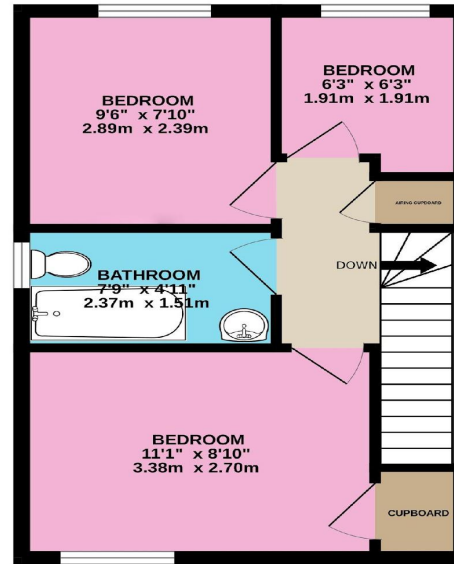




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



kw SUE&GEORGE WRAGG

TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62023

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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