



Buckingham Court, Harworth Doncaster DN11 8NZ

welcome to

Buckingham Court, Harworth Doncaster

Welcoming SEMI - DETACHED HOME, supplying TWO RECEPTION ROOMS, THREE GOOD SIZED BEDROOMS, and OFF ROAD PARKING. Must be viewed to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing door and housing the stairs.

Cloakroom

Tiling to the walls and floor, a wc, wash hand basin, chrome heated towel rail and an extractor fan.

Lounge

Light and bright lounge, featuring two side facing double glazed windows by the French doors leading out to the rear garden. An under stairs cupboard, two modern radiators and coving to the ceiling.

Dining Room

Spacious reception room, having a rear glazed door, feature panelling to one wall, a modern radiator, coving to the ceiling and recessed lights.

Kitchen

Beautiful kitchen fitted with a good range of modern wall and base units, complimentary worktops, splash back tiling and a stainless steel one and a half bowl sink and drainer. Well equipped with an integrated gas hob and electric oven. Benefitting from a front facing double glazed window with blinds, a central heating radiator and recessed lights. Incorporating space for a fridge/freezer. Boiler being housed within a cupboard.

First Floor Accommodation

Landing

Having a central heating radiator.

Bedroom Two

Double bedroom having a rear facing double glazed window with fitted blinds and a central heating radiator.

Bedroom Three

Boasting two front facing double glazed windows with fitted blinds and a central heating radiator.

Shower Room

Radiant family bathroom, incorporating a walk in shower with glass screen, a pedestal wash hand basin and a wc. Tiled splashbacks, a chrome heated towel rail, recessed lights and a side facing double glazed window with obscured view.

Second Floor Accommodation

Bedroom One

Spacious double bedroom, having a tank cupboard, a front facing double glazed window fitted with blinds and two central heating radiators. Boasting a walk in wardrobe with hangers, drawers and shelves.

En-Suite

Stylish en-suite, comprising of a Jacuzzi bath with shower over and a glass shower screen. Having a wc, vanity wash hand basin and a chrome heated towel rail. Surrounded by part tiled walls and tiling to the floor, recessed lights and a velux style window.

External

Open plan to the front with gravelled area, paved path and storage cupboard by the front door. Benefitting from a block paved driveway providing off road parking for one car.

The rear elevation having a well kept grass lawn, with gravelled borders, and a smart full width decked seating area. Surrounded by timber fencing.

Store

2' 7" x 8' 11" (0.79m x 2.72m)

Attached store offering power and light and having a roller door.

Agents Note

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



view this property online williamhbrown.co.uk/Property/BWY108152



welcome to

Buckingham Court, Harworth Doncaster

- Modern Semi -Detached Town House
- Two Reception Rooms
- Bathroom and En-Suite
- Off Road Parking
- Popular New Development

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

offers in the region of

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108152



Property Ref:
BWY108152 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk