

David Hawke

PROPERTY SERVICES

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This is a draft brochure not yet approved by the Vendors. Therefore it is possible information and items may be altered.

Ref:- S2350



**17 SUNNYSIDE, WORKSOP, NOTTS, S81
7LN**

Price £139,950

**Opening Times: Monday to Friday 9 am to 5:30 pm and
Saturday 9 am to 2 pm**

CHARTERED VALUATION SURVEYORS,
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

DESCRIPTION

READY FOR IMMEDIATE OCCUPATION, THIS IS A MOST IMPRESSIVE REFURBISHED AND RENOVATED MID TOWN HOUSE WITH AN EXCELLENT SPECIFICATION. THE PROPERTY HAS HAD THE BENEFIT OF RE-ROOFING INCLUDING DOWNPIPES, GUTTERS, FALL PIPES ETC, NEW CENTRAL HEATING SYSTEM, NEW KITCHEN, NEW BATHROOM, NEW DOORS, PARTLY REWIRED, REPLUMBED, MOSTLY REPLASTERED ETC. AND IS NOW FINISHED AND DECORATED TO A VERY HIGH STANDARD.

THE SALE INCLUDES NEW FLOOR COVERINGS, CARPETS ETC.

A PARTICULAR FEATURE OF THIS PROPERTY IS THE QUALITY OF THE FLOORINGS, FITTINGS AND, IN PARTICULAR, THE SUPERB KITCHEN AND BATHROOM.

THE PROPERTY IS SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL CLOSE OFF CARLTON ROAD; AN AREA OF CHARACTER HOMES.

THE PROPERTY IS LEASEHOLD FOR 800 YEARS FROM 1875 WITH AN ANNUAL GROUND RENT OF £9.00 PER ANNUM.



ACCOMMODATION

ENTRANCE LOBBY

New entrance door, feature flooring- reclaimed wood.

ENTRANCE HALL

Central heating radiator and feature archway.



SITTING ROOM 4.12m x 3.99m (13' 6'' x 13' 1'')

Central heating radiator, half height dado rail and coved ceiling.



LIVING ROOM 4.17m x 3.91m (13' 8" x 12' 10")

Laminate flooring and central heating radiator.



GOOD SIZED KITCHEN 4.19m x 2.62m (13' 9" x 8' 7")

Fine range of units comprising double bowl sink unit, mixer tap, drawers, cupboards, worktops, high level cupboards, four burner gas hob, extractor above, integrated oven beneath, extensive tiling to splash backs, plumbing for automatic washing machine, tall two section storage cupboard housing New Ideal Instinct gas combi central heating boiler, feature flooring, panelled ceiling with inset lighting, central heating radiator and access to basement cellar.



ON THE FIRST FLOOR

LANDING

Central heating radiator.

FRONT BEDROOM ONE 4.09m x 3.28m (13' 5'' x 10' 9'')

Central heating radiator.



BEDROOM TWO 3.99m x 3.25m (13' 1'' x 10' 8'')

Central heating radiator.



BEDROOM THREE 3.12m x 1.73m (10' 3'' x 5' 8'')

Central heating radiator.



LUXURY BATHROOM

Four piece suite, walk in shower, fully tiled, mixer shower, panelled bath, mixer tap, wash basin in vanity unit, double cupboard under, mixer tap, low flush w/c, vertical chrome towel rail/ radiator, feature flooring, extensive tiling, panelled ceiling, inset lighting and extractor fan.





Bathroom



Bathroom

OUTSIDE

To the front

Forecourt, brick boundary wall, gate and on street parking.

To the rear

Courtyard, garden, brick outbuilding, outside tap.

Viewing Arrangements

Contact the Agents, 01909 531450

13/01/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

We go the extra mile by demonstrating that we:-

- 1) We are Open 6 Days a Week*
- 2) Offer a No Contract Tie in Period*
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)*
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today*
- 5) Our Fees are All inclusive with no extra to pay*
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff*
- 7) We have an Associate Company 'The Mortgage Shop' – providing the best deal from the 'whole of market' with free advice without obligation or initial charge*
- 8) Finally, we guarantee a sale success or its No Sale – No Charge*
- 9) We provide a FREE EPC on instruction (subject to terms)*

It's your successful sale or purchase at stake so please feel free to compare our service, and if selling no one is faster at getting your house on the market

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PLEASE NOTE: Some Photos may have been taken with a wide angled lens.

FIXTURES & FITTINGS:

Please note only the items specifically described in these particulars are included in the sale

SERVICES:

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

INFORMATION PROVIDED IN THIS BROCHURE:

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

AT DAVID HAWKE PROPERTY SERVICES:-

***WE AIM TO BE DIFFERENT!**

***CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE**

***THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION**

At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.

To do this you need to talk to us with any offer or concerns and we in turn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

PLEASE SEE BACK PAGE



**NEIL MILLS @
“THE MORTGAGE SHOP”**

The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best
advice also helps us to
make sure your new
home purchase
proceeds as smoothly
as possible!*

Please Note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

David
Hawke
Property Services

www.davidhawke.co.uk

We get results!

SOLD

SUBJECT TO CONTRACT

David Hawke
PROPERTY SERVICES



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84 BRIDGE STREET, WORKSOP
01909 531450

- Open 7 Days a Week and Late Nights
- Once and for all agreed fee including everything (brochures, sale board, advertising every week) plus VAT
- If you do not move you pay absolutely nothing
- Total commitment from people who own the business and who's reputation depends on it
- Best sale price and best chance to move



David Hawke
Principal/Valuer



Val Casey
Associate/Sales Manager



Donna Clarke
Valuations & Sales Advisor



Tom Lavin
Assistant to The Mortgage Shop
and Sales Advisor



Becky Walters
General Admin and PA



Aimee Sykes
Sales Admin and Progression



Neil Mills
Independent Mortgage Advisor
for The Mortgage Shop



Ian Rushton
Accompanied Viewer

Talk to us now

Together we'll make it happen



RICS



The Property
Ombudsman

84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

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