



Belper Grove, Harworth, Doncaster DN11 8TN

welcome to

Belper Grove, Harworth, Doncaster

Be Quick To View This Modern SEMI-DETACHED Home in Harworth, Offered With 50% Shared Ownership. Boasting a Stylish KITCHEN, DOWNSTAIRS WC, Two Double BEDROOMS, and OFF ROAD PARKING.



Ground Floor Accommodation

Entrance Hall

Inviting entrance hall, having a central heating radiator.

Cloakroom

Featuring a wc, wash hand basin and a central heating radiator.

Kitchen

A modern kitchen open plan to the lounge making an ideal space for entertaining. Fitted with a good range of wall and base units with complimentary worktops over and inset stainless steel sink with drainer. Benefitting from integrated appliances including oven and hob plus having space for a washing machine and fridge/freezer.

Lounge

Spacious main reception room, benefitting from a useful storage cupboard, rear facing French doors and a central heating radiator.

First Floor Accommodation

Landing

Owning a storage cupboard, side facing double glazed window and loft access.

Bedroom One

Generous double bedroom, having two front facing double glazed windows with fitted blinds and a central heating radiator.

Bathroom

Fitted bath with electric shower over and a screen, wc and wash hand basin. Tiled splashbacks, chrome heated towel rail and recessed lights.

Bedroom Two

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

External

Outside continues to impress with a spacious rear garden mainly laid to lawn and enclosed by timber fence panels with a side pedestrian access gate. Driveway to the side elevation providing off road parking for upto 2 cars and benefitting from an EV charger.

Shared Ownership Details

At the time of instruction we are advised that the rent payable is £209.33 per month with a service charge of £7.56 per month. We understand these figures are reviewed annually.

Leasehold Details

Lease term is 990 years from 31st July 2025, therefore the remaining term is 989 years.

Agent Notes

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Belper Grove, Harworth Doncaster

- Shared Ownership Property
- 50% Share Available
- Lovely Semi - Detached Home
- Brilliant First Time Buyer Property
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 90.72

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 31 Jul 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£87,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108348 - 0003

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