



35 Harper Rise, Denaby Main, DN12 4BE

Offers In Excess Of £210,000

This FOUR DOUBLE BEDROOM family property is offered for sale in Doncaster, within walking distance of Conisbrough village and Train Station and the Trans Penine Trail.. The property is presented in immaculate condition and provides practical accommodation, making it suitable for a range of households seeking well-organised living space. Families will find a choice of local primary and secondary schools in the wider Conisbrough and Mexborough area, together with community facilities, sports clubs and local cafés on nearby high streets.

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.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Mid Town House

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 - Double Driveway with EV charger

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 Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

Kitchen 6'11" x 12'2" (2.13 x 3.71m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob, with oven below and extractor

above. There are integrated items to include a dishwasher with space and plumbing for an automatic washer.

Downstairs WC



With low flush WC, wash hand basin and central heating radiator with opaque window.

Lounge 1807'8" x 13'9" (551 x 4.21m)



Stunning reception room, with rear facing upvc french doors entering the impressive south facing garden.

First Floor Landing

Bedroom Three 13'10" x 9'10" (4.23 x 3.02m)



Large double bedroom with two rear facing upvc windows and central heating.

Bathroom



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

Bedroom Four 10'3" x 13'10" (3.14 x 4.24m)



Large double bedroom with front facing upvc windows enjoying views across the valley and central heating.

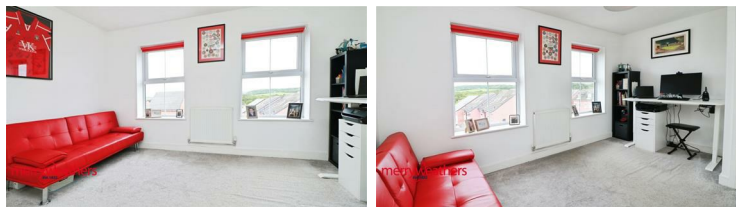
Second Floor

Bedroom One 13'10" x 10'2" (4.22 x 3.10m)



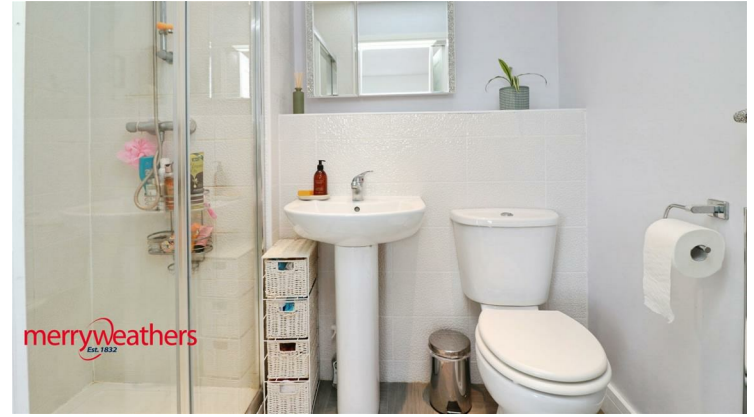
Large double bedroom with two rear facing upvc windows and central heating with mirrored fitted wardrobes.

Bedroom Two 13'10" x 9'7" (4.22 x 2.94m)



With front facing upvc windows enjoying far reaching views, central heating, fitted storage and access to the en suite.

En Suite



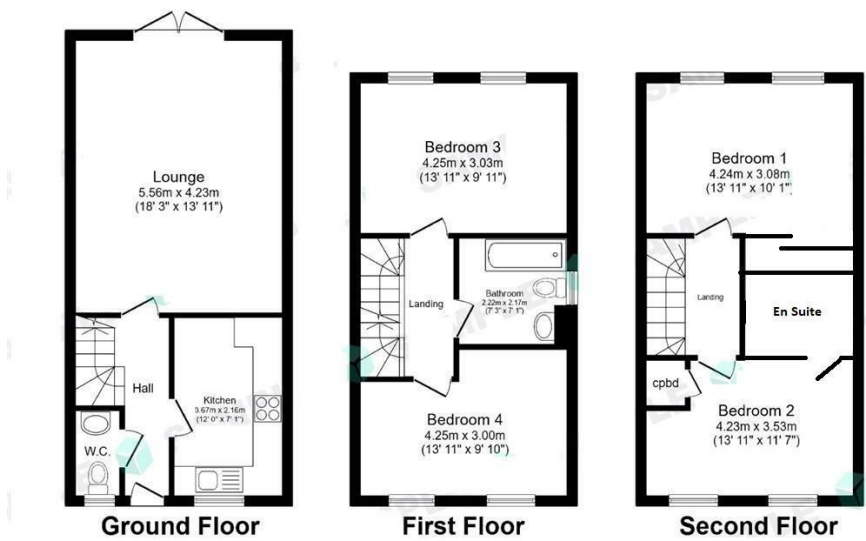
With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator.

External

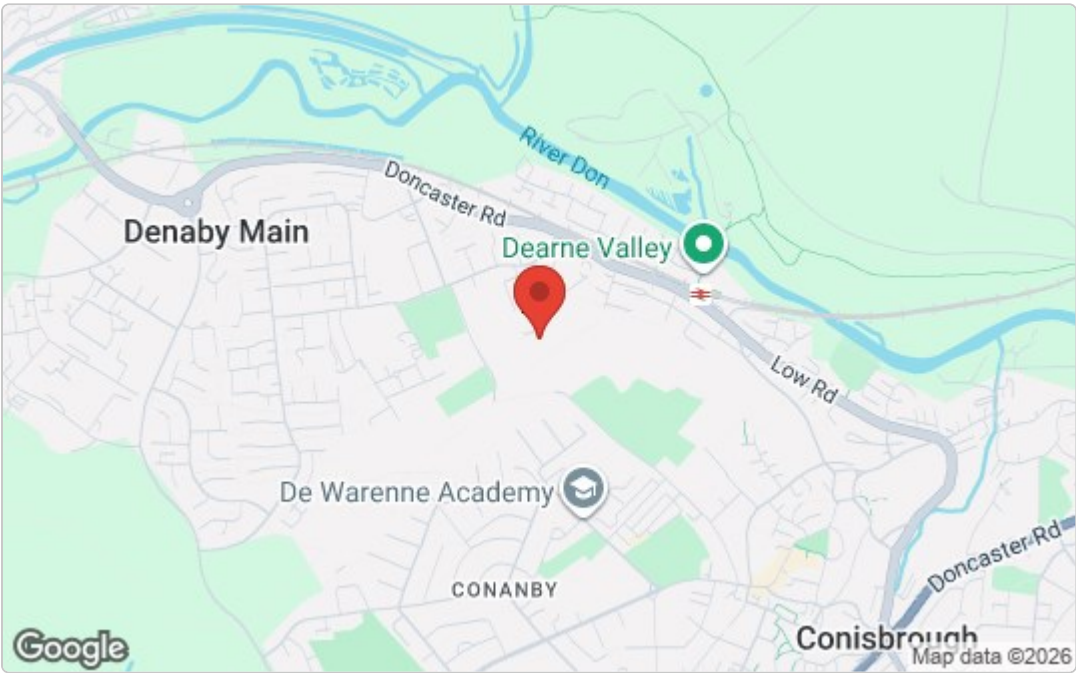


To the rear of the property is a stunning entertaining area, hosting power and lighting, with decked areas, covered bench seating and canopy. There are further tiered gardens with artificial lawns and paved patio. To the front there is off road parking for two vehicles, with further timber external storage and EV charger.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

Energy Efficiency Graph

