



Station Road, Hatfield, Doncaster, South Yorkshire

Ready to move into, beautifully decorated and chain free | Open planned kitchen and dining room | Off road parking for two cars | Modern lounge and kitchen | Natural lighting throughout home | At home office and gym

Asking Price: **£190,000 (Offers In Region Of)**

KW LEEDS
KELLERWILLIAMS

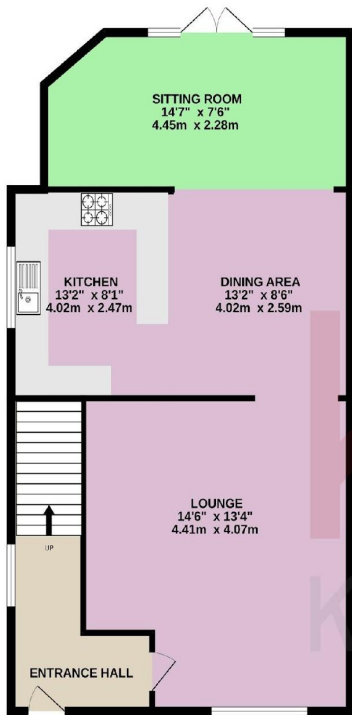
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If you're on the hunt for a beautiful family home which is ready to move in, this large semi-detached house is for you! With off-road parking for two cars in a convenient area that's local to shops and bus routes that are accessible for everyone. The hall is spacious allowing you to have a cloakroom where coats and shoes can be stored. The modern lounge has a contemporary focal fireplace and a beautiful archway that leads to the open kitchen and dining area, which is perfect for family get-togethers and day-to-day living. Natural lighting runs throughout the house instantly making you feel at home. The conservatory leads you out to a beautiful back garden that is perfect for the children to play in and also host social gatherings with family and friends. Within the garage contains a cosy office perfect to get work done, adjoining a further room currently used as a gym or could be used as a playroom/bar- whatever suits your family needs. Upstairs you will find 2 double bedrooms and a single bedroom that allow natural lighting to fill the rooms, and the family bathroom. The current owners have utilised the roof space to create another useful room that is beautifully decorated. A new boiler was installed earlier this year together with several new windows. This is the ideal home for families and first time buyers. Please call Sue Wragg- Keller Williams your local Doncaster agent to arrange to view. 01302 513417.

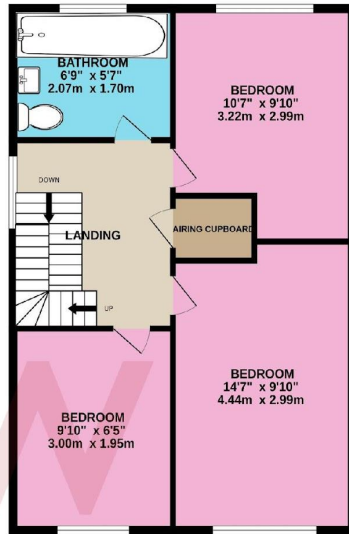




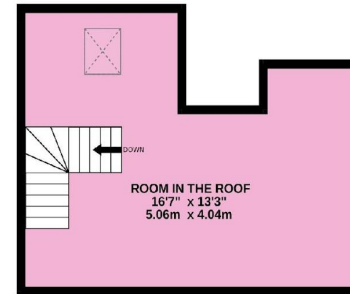
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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.
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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		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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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FooterUrl

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