

horton knights of doncaster

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13 Westfield Road, Hatfield, Doncaster, DN7 6PZ

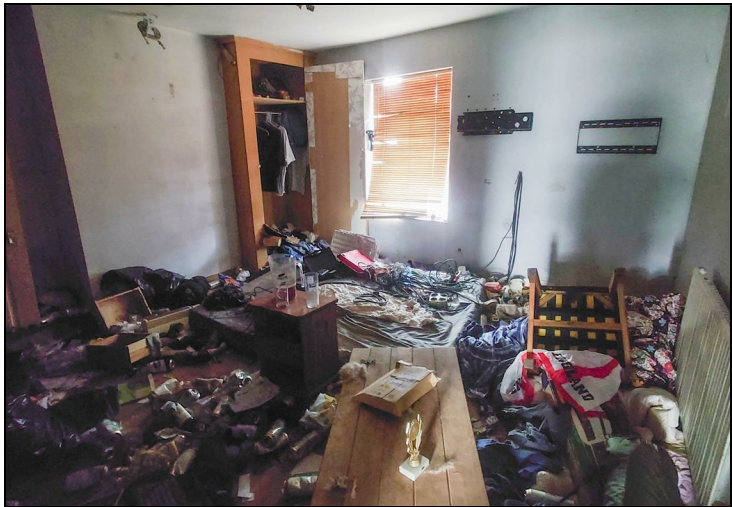
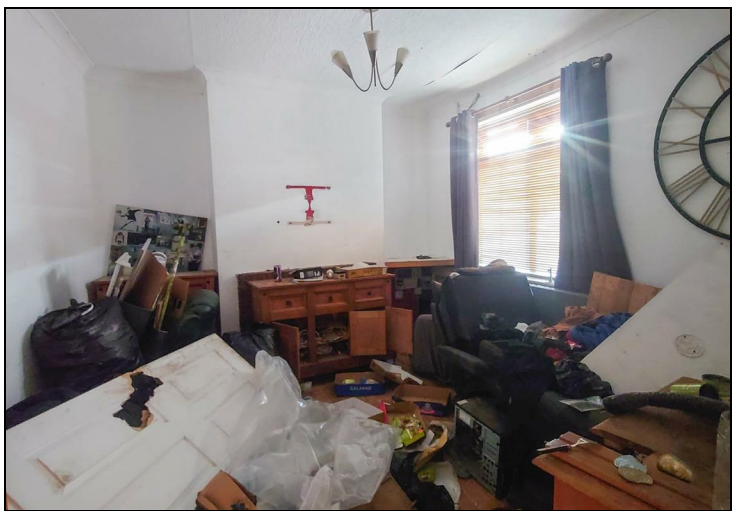
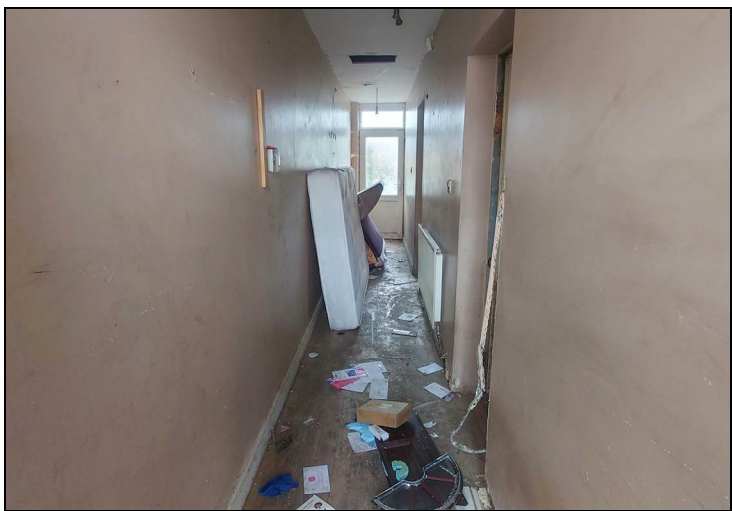


*** GUIDE PRICE £50,000 - £65,000 ***

SOLD AS SEEN / 2 BEDROOM COTTAGE / CENTRAL VILLAGE LOCATION / ON STREET PARKING ONLY / NO CHAIN / CASH BUYERS ONLY //

Of interest to developers, speculators and investors a 2 double bedroom cottage. The property does require renovation and will be sold as seen with no warranties etc. It briefly comprises: Entrance hall, lounge, dining room, kitchen, landing, 2 double bedrooms and a first floor bathroom. Rear courtyard garden. On street parking. Central village position with access to amenities, including local shops, eateries etc. plus access to the M18/ M180.

Guide Price £50,000 - £65,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

ENTRANCE HALL

A long hall with a door into the rear garden.

LOUNGE

4.22m x 3.58m (13'10" x 11'9")

It's a good sized front facing reception room, with a double glazed window to the front, a ceiling light and a radiator.

LIVING / DINING AREA

4.27m x 3.53m (14'0" x 11'7")

With an understairs cupboard, a staircase to the first floor, an open brick fireplace with a multi fuel burner inset (not tested, no certification), a double glazed window to the rear, and a door into the kitchen area.

KITCHEN

3.35m x 2.49m (11'0" x 8'2")

In need of refitment, is a good square shaped room. It has a PVC double glazed window and door into a conservatory.

PVC FRAMED CONSERVATORY

3.20m x 2.90m (10'6" x 9'6")

Door into the rear garden.

FIRST FLOOR LANDING

Doors to the bedrooms, bathroom and loft.

BEDROOM 1

4.34m x 3.73m (14'3" x 12'3")

A front facing double bedroom with a window to the front.

BEDROOM 2

11'2" x 9'7"

A rear facing bedroom with a window to the rear.

BATHROOM

Fitted with a four piece suite comprising of a low flush W/C, shower enclosure, a free standing bath and a wash basin. Window to the rear.

OUTSIDE

There is an enclosed garden to the rear.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected (but not tested)

DOUBLE GLAZING - PVC double glazing. Age - mixed.

HEATING - Gas central heating (Untested). Age unknown.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE and Three.

VIEWING - VIEWERS WILL ENTER AT THEIR OWN RISK. The property is sold as seen, and as evidenced by the photographs work is required. Due to the contents the property cannot be fully inspected. We strongly advise wearing appropriate footwear and attire for the viewing. (Access will not be given to the conservatory due to the condition of the floor.)

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six

inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

