



# horton knights

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Church Walk, Hatfield, Doncaster, DN7 6RX  
Offers In The Region Of £155,000

Forming part of a pretty mews style development within Hatfield village conservation area, a gorgeous 3 bedroom house. It has double glazed windows, all electric radiator central heating and briefly comprises: Entrance hall, attractive and cosy lounge, modern dining kitchen and a ground floor wc. Landing, 3 bedrooms and a lovely modern bathroom with a shower. Outside there is a reserved car parking space. Within Hatfield centre all amenities are within walking distance, including eateries, shops etc. plus easy access to the motorway network via the M18 / M180. VIEWING IS DEFINITELY RECOMMENDED.

#### ACCOMMODATION

A composite double glazed entrance door leads into the property's entrance hall.

#### ENTRANCE HALL

This has a vinyl tile floor covering, a ceiling light and a door leading into an attractive lounge.

#### LOUNGE

**18'9" max x 12'0" (5.72m max x 3.66m)**

A good sized reception room, it has a pvc double glazed sashed style window to the front, 2 central heating radiators, a central ceiling light, a staircase to the first floor accommodation plus a deep built-in under stairs storage cupboard which also houses the hot water and central heating systems.

#### DINING KITCHEN

**14'0" x 10'0" max (4.27m x 3.05m max)**

This is all beautifully fitted with a range of modern and high and low level units finished with a roll edge work surface. There is a 4 ring induction hob, integrated oven and an extractor hood above with a matching glass splashback. There is a single drainer stainless steel unit, a deep recess suitable for a tall fridge freezer, dishwasher, washing machine with appropriate plumbing. There is vinyl tile flooring, 2 pvc double glazed windows which give an outlook to the rear, inset spot lighting to the ceiling and a tall larder style cupboard.

#### GROUND FLOOR WC

This is fitted with a modern 2 piece white suite comprising of a low flush wc, wash hand basin, a coordinating floor tile, a ceiling light and an extractor fan.

#### FIRST FLOOR LANDING

From here there is an access point into the loft space and doors to the 3 bedrooms and bathroom.

#### BEDROOM 1

**12'4" x 11'4" (3.76m x 3.45m)**

This is a lovely front facing double bedroom, it has a pvc double glazed sashed window to the front, a central heating radiator and a central ceiling light.

#### BEDROOM 2 REAR

**11'1" x 9'9" (3.38m x 2.97m)**

A good second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

#### BEDROOM 3

**8'0" x 7'1" (2.44m x 2.16m)**

A good sized single bedroom however presently used as a walk-in wardrobe and office. It has a double glazed sashed window to the front, a central heating radiator and a central ceiling light.

#### HOUSE BATHROOM

This is fitted with a modern 3 piece white suite that comprises of a panelled bath with shower over including a rainfall style shower head and glazed shower screen, a wash hand basin, a low flush wc, a contemporary style towel rail/radiator, tiled floor covering, inset spot lighting to the ceiling and a pvc double glazed window.

#### OUTSIDE

There is a vehicular access via Church Walk which continues under an archway and continues round where there is reserved parking for number 3 and neighbouring properties. There are walks into the village centre including walks around the church.

#### AGENTS NOTES:

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

#### TENURE - FREEHOLD.

**SERVICES** - Mains electricity, water and drainage are connected to the property.

**DOUBLE GLAZING** - PVC double glazing, were stated. Age of units 2018.

**HEATING** - Electric radiator central heating. Age of system 2018

**COUNCIL TAX** - Band A.

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

**MOBILE COVERAGE** - Coverage is available with EE, Three, 02 and Vodafone.

**VIEWING** - By prior telephone appointment with horton knights estate agents.

**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 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

**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.

