



horton knights of doncaster

sales
lettings
and service



Linkway, Hatfield Woodhouse, Doncaster, DN7 6PD
GUIDE PRICE Asking Price £200,000 - £215,000

IMMACULATE, EXTENDED 3 BEDROOM SEMI / CONTEMPORARY OPEN PLAN LAYOUT / LARGE MODERN KITCHEN WITH INTEGRATED APPLIANCES / DOUBLE DOORS ONTO PRETTY REAR GARDEN / 3 GOOD SIZED BEDROOMS / AMPLE PARKING TO THE FRONT & SIDE / EARLY VIEW HIGHLY RECOMMENDED //

Ready to move into, this spacious extended semi detached house offers attractive modern open plan living and therefore an early viewing is recommended. It has a gas central heating system, pvc double glazing and comprises: Entrance hall, spacious lounge which opens into an extended dining kitchen with modern grey fronted units and integrated appliances. First floor landing, 3 bedrooms and a modern bathroom with shower style bath. Outside to the front there is a wide paved driveway for at least 3 cars, a small garage & store, plus a pretty enclosed rear garden. Hatfield Woodhouse is a sought after rural village with access to the motorway networks, local schools etc. plus further amenities in nearby Hatfield.

ACCOMMODATION

A pvc double glazed entrance door with matching double glazed side screen leads into the property’s entrance hall.

ENTRANCE HALL

This is all smartly finished, it has a modern laminate floor covering, a double panelled central heating radiator, stairs to the first floor accommodation and a ceiling light. An Oak interior door (which can be found throughout the remainder of the property) gives access into the lounge.

LOUNGE

14'0" x 13'4" (4.27m x 4.06m)

An attractive front facing reception room, it has a broad pvc double glazed window to the front, central heating radiator, feature media wall with built-in cupboards with further recesses etc. There is inset spotlighting to the ceiling, a broad opening which continues through into the open plan dining and kitchen areas.

OPEN PLAN KITCHEN DINING

26'1" max x 10'3" max (7.95m max x 3.12m max)

Within the dining area there are two pvc double glazed double opening doors which give access into the rear garden, a continuation of the laminate flooring, double panelled central heating radiator and spotlighting. This again continues into a beautiful extended kitchen, this is probably better demonstrated by the floor plan and photographs. The kitchen is finished with a range of modern high

and low level units finished with a light grey high gloss cabinet door, a contrasting work surface, there is a composite style 1½ bowl sink with a contemporary style mixer rinse style tap. There is an integrated dishwasher, integrated 4 ring gas hob with an extractor above, integrated oven and microwave. There are further pull out drawers, a continuation of the laminate flooring, pvc double glazed window and a pvc double glazed velux window, inset spotlighting to the ceiling, smoke and heat alarm and a door giving access to a deep built-in understairs pantry style cupboard with utility shelving. A further door gives access to the rear of the garage where utilities have been laid on for a ground floor wc if required, this continues via a partition wall into the front of the garage.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the loft space, ceiling light, a tall built-in cupboard with utility shelving.

BEDROOM 1

13'2" x 9'2" (4.01m x 2.79m)

This is a large double bedroom, it has a pvc double glazed window to the front, double panelled central heating radiator, coving and a central ceiling light.

BEDROOM 2

11'4" x 10'3" (3.45m x 3.12m)

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

BEDROOM 3

10'2" x 7'7" (3.10m x 2.31m)

A comfortable sized third bedroom as evidence by the room measurements, there is a pvc double glazed window to the front, a double panelled central heating radiator, modern laminate flooring, coving and a pendant ceiling light.

HOUSE BATHROOM

All beautifully finished with a contemporary white suite that comprises of a double ended bath with shower over including a rainfall style shower head and shower screen, wash basin inset to vanity unit and a low flush wc. There is modern tiling to the walls with a coordinating floor tile, contemporary style towel rail/radiator, inset spotlighting to the ceiling and a pvc double glazed window.

OUTSIDE

The property stands on a good sized corner plot, to the front there is a triple width block paved driveway which provides car standing for 3 cars side by side and in turn gives access to a storage style garage. There is an ornamental lawn with a flower bed, the driveway continues part way along the side of the property.

REAR GARDEN

The rear garden is all enclosed with concrete posts and timber fencing to the perimeters. There is a paved patio and sitting area which extends across the rear elevation with a further ornamental lawn, sleeper style beds and borders stocked with a variety of shrubs and plants.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas fired radiator central heating system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 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

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.

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.

