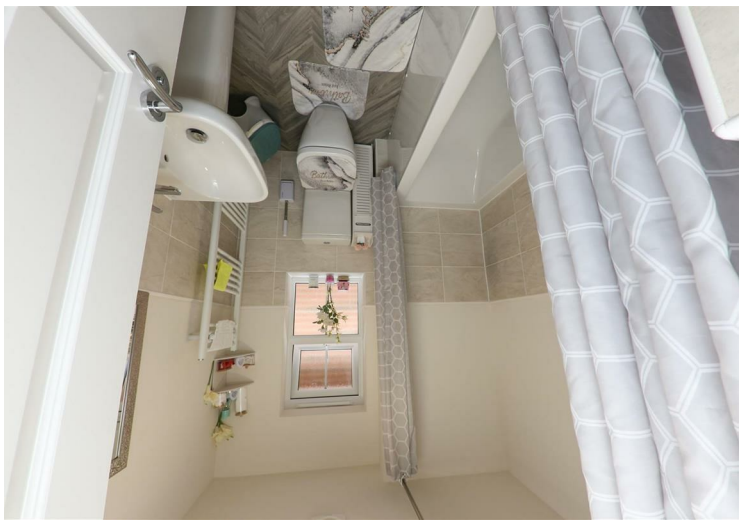

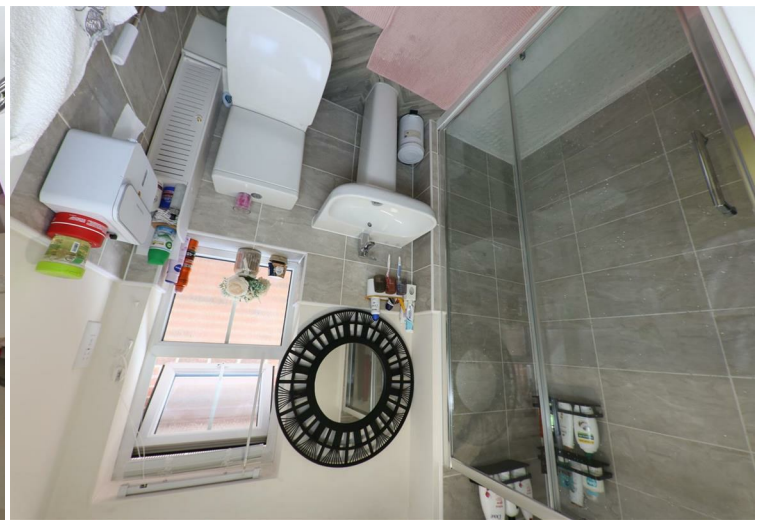

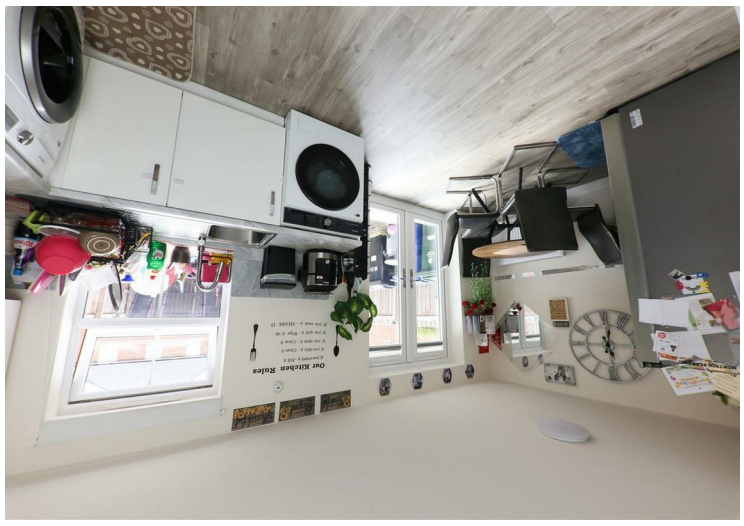

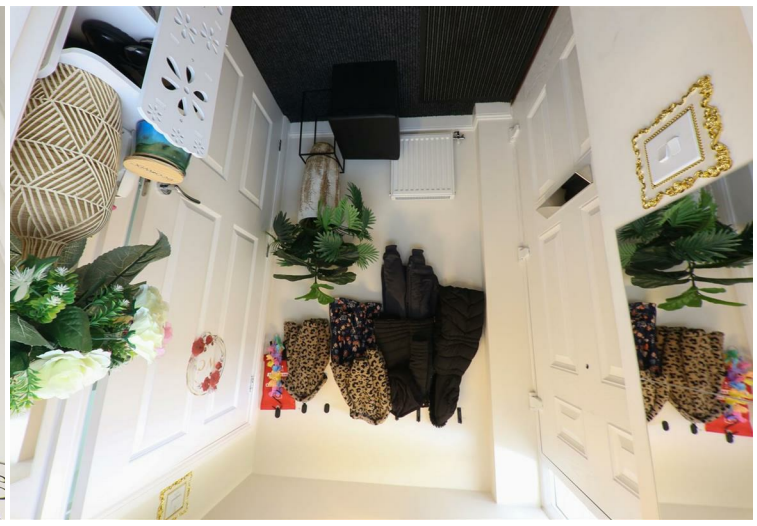

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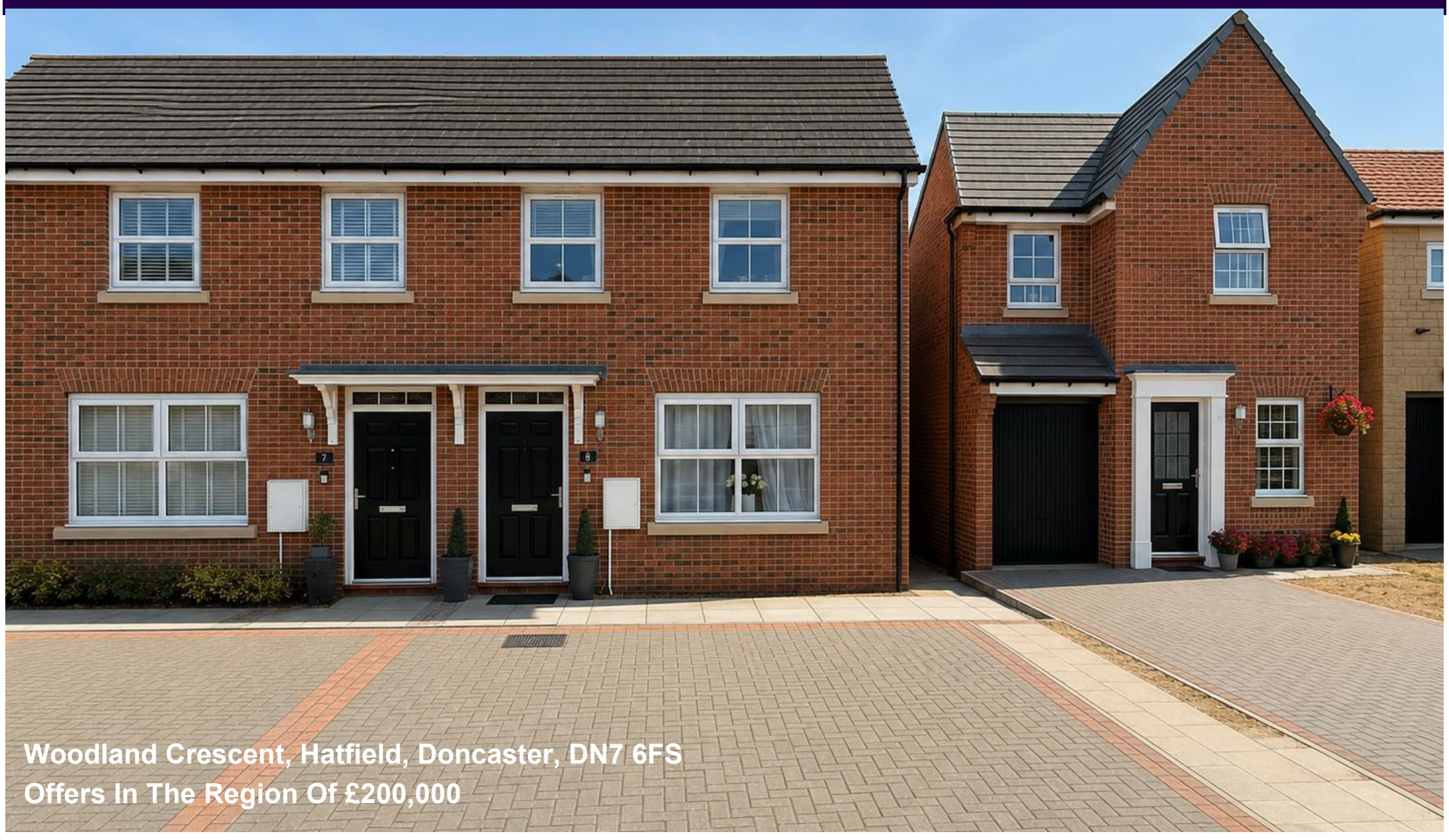


Woodland Crescent, Hatfield, Doncaster, DN7 6FS
Offers In The Region Of £200,000

A MODERN 3 BEDROOM SEMI DETACHED HOUSE / ATTRACTIVE POSITION ON THIS DEVELOPMENT / OPEN PLAN DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / GFWC / EN-SUITE TO THE MAIN BEDROOM / ENCLOSED REAR GARDEN / TWO OFF ROAD PARKING SPACES / PRICED TO SELL //

An internal inspection is recommended to appreciate all this house has to offer, it has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with ground floor WC off, spacious lounge, inner lobby, open plan dining kitchen with integrated appliances. First floor landing, three good sized bedrooms, the main bedroom has an en-suite shower room, plus there is a separate house bathroom. Outside the front and rear gardens, the front providing parking for two cars. Popular development on the fringe of Hatfield with access to all amenities including shops, schools etc. plus easy access to the M18 and motorway networks.

ACCOMMODATION
A composite type double glazed door with a fan light over leads into the property's entrance hall.

ENTRANCE HALL
This has a central heating radiator, a central ceiling light, smoke alarm and a door to the ground floor WC.

GROUND FLOOR WC
Fitted with a modern two-piece white suite that comprises of a low flush WC, wash hand basin, vinyl flooring, a central heating radiator, an extractor fan and a ceiling light.

LOUNGE
15'2" max x 11'6" (4.62m max x 3.51m)
An attractive front facing reception room, it has a PVC double glazed window to the front, two ceiling lights and a deep built-in understairs storage cupboard. There is a media wall plate with connections for wall mounted, telephone connections etc. and a door into an inner lobby.

INNER LOBBY
This has a central heating radiator, a staircase to the first floor accommodation, a ceiling light, smoke alarm and a door into an open plan dining kitchen.

OPEN PLAN DINING KITCHEN
15'6" max x 10'10" max (4.72m max x 3.30m max)
This is fitted with a range of modern high and low level units, finished with a white high gloss cabinet door and a contrasting work surface. There is an inset four ring gas hob with a wok burner, including a glass splashback and an extractor hood. There is an integrated oven, plumbing for an automatic washing machine, tumble dryers etc. and space for a tall fridge freezer. There is PVC double glazed double opening doors which lead out into the rear garden, a PVC double glazed window, vinyl flooring, two ceiling light points and a double panel central heating radiator. Concealed behind a corner cabinet is a wall-mounted gas-fired combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING
There is an access point into the loft space, a tall in-built cupboard with storage shelving and doors into the bedrooms and bathroom.

BEDROOM 1
10'8" max x 9'6" (3.25m max x 2.90m)
A large double bedroom, it has two PVC double glazed windows to the rear elevation, a central heating radiator, fitted bedroom furniture, a ceiling light and a door to en-suite shower room.

EN-SUITE SHOWER ROOM
This is fitted with a modern 3 piece white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and the low flush WC. There is tiling to the shower area and half walls, a vinyl floor covering, a central heating radiator/towel rail, a PVC double glazed window, ceiling light and an extractor fan.

BEDROOM 2
12'8" max x 8'2" (3.86m max x 2.49m)
A good sized second bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3
7'6" max x 7'1" max (2.29m max x 2.16m max)
This has a PVC double glazed window to the front, a central heating radiator a central ceiling light.

HOUSE BATHROOM
This is fitted with a 3 piece white suite that comprises of a panelled bath, pedestal wash hand basin and a low flush WC. There is tiling to the bathing areas and splash backs, vinyl floor covering, a PVC double glazed window, a towel rail/radiator, an extractor fan and a central ceiling light.

OUTSIDE
To the front of the property there are two car parking spaces, plus a side access into the rear garden.

REAR GARDEN
The rear garden is all enclosed, it is mainly lawned with a paved patio extending across the rear elevation.

AGENTS NOTES:
TENURE - FREEHOLD

ESTATE CHARGE - TBC.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. 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 220 mbps.

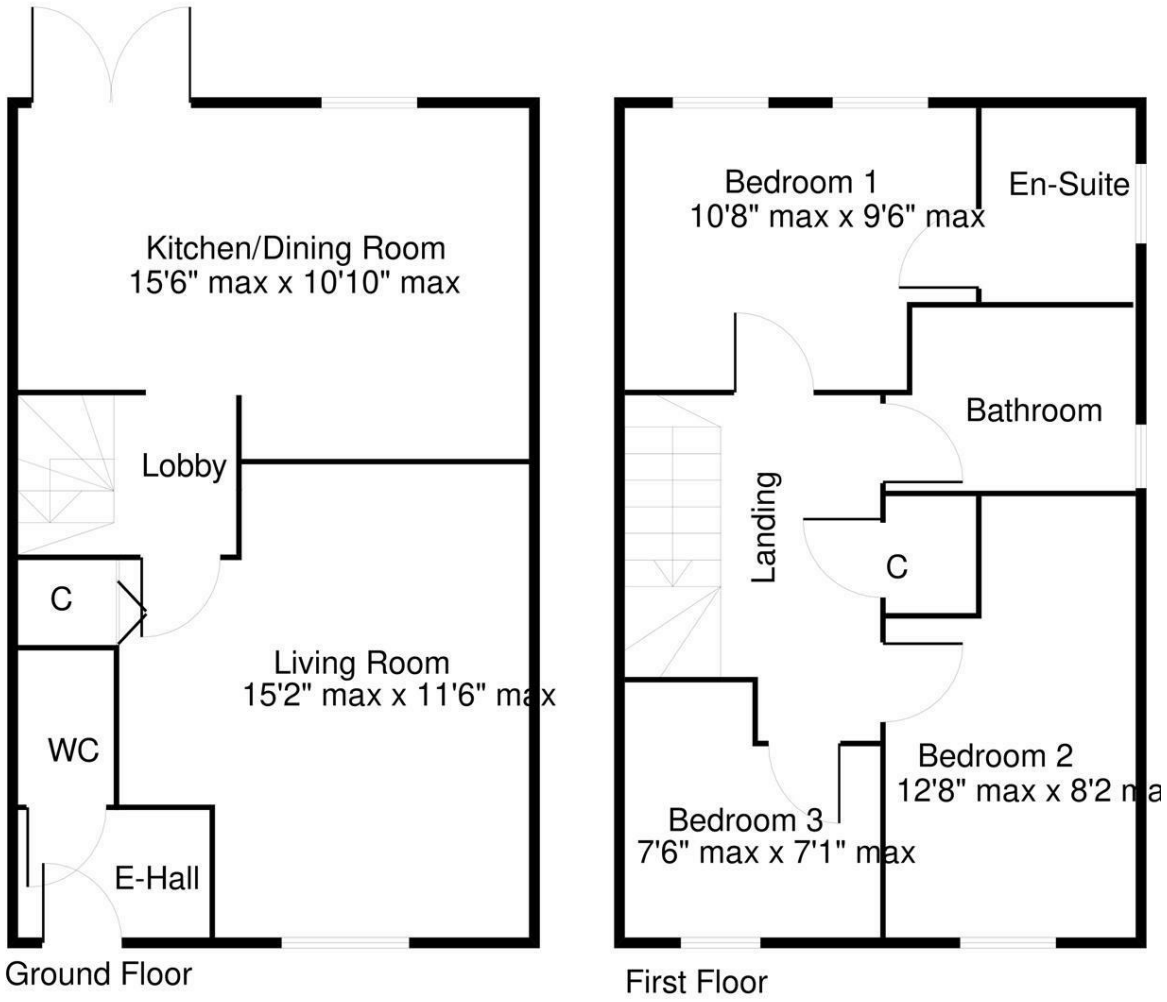
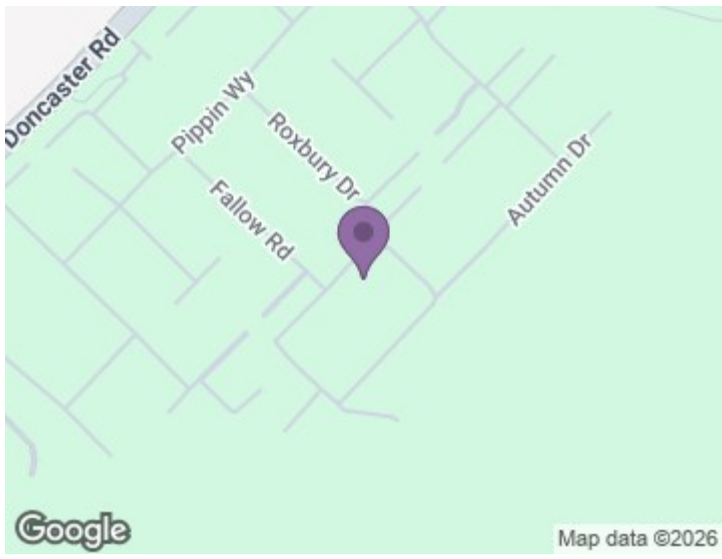
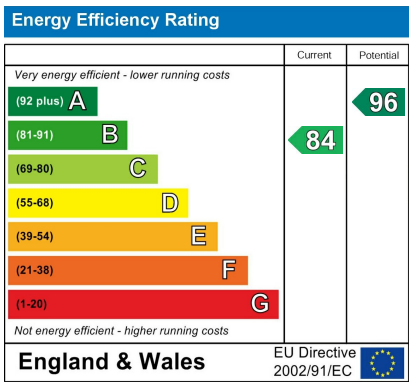
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.