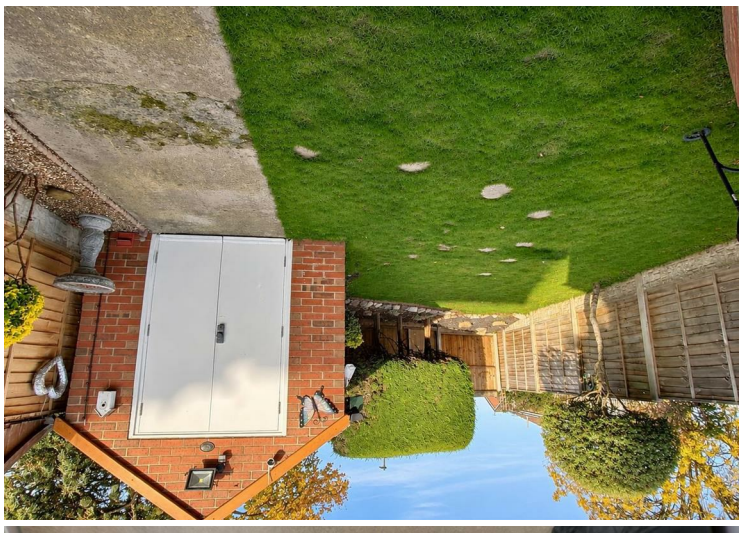
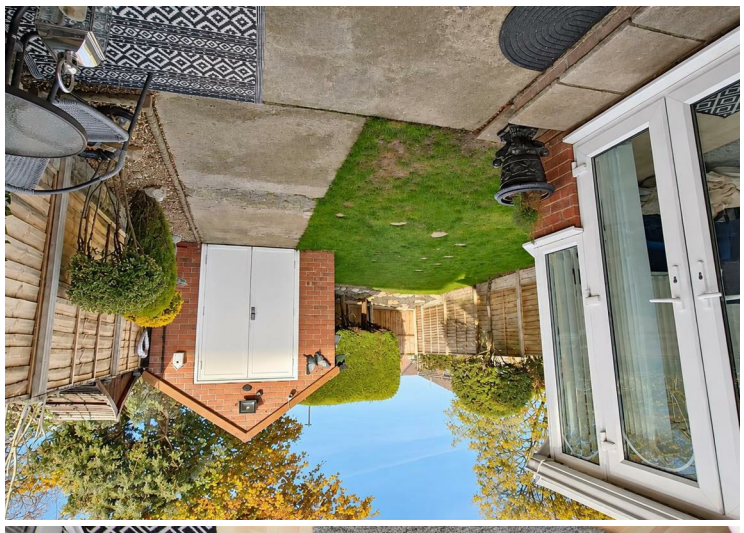
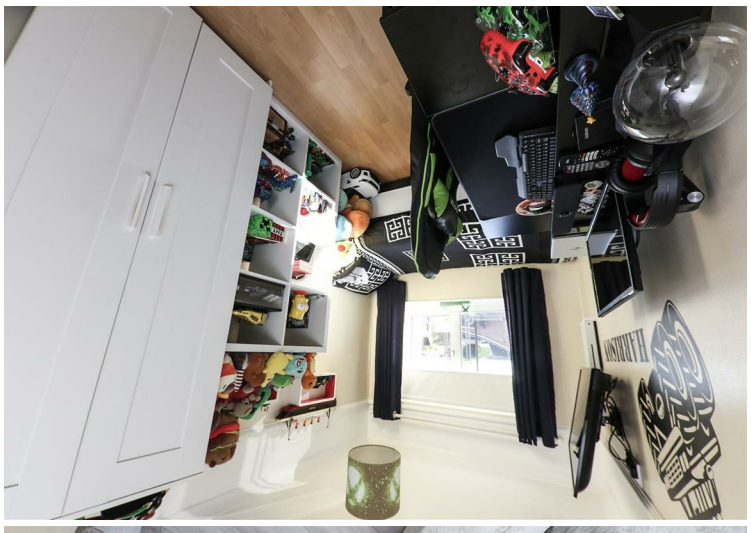
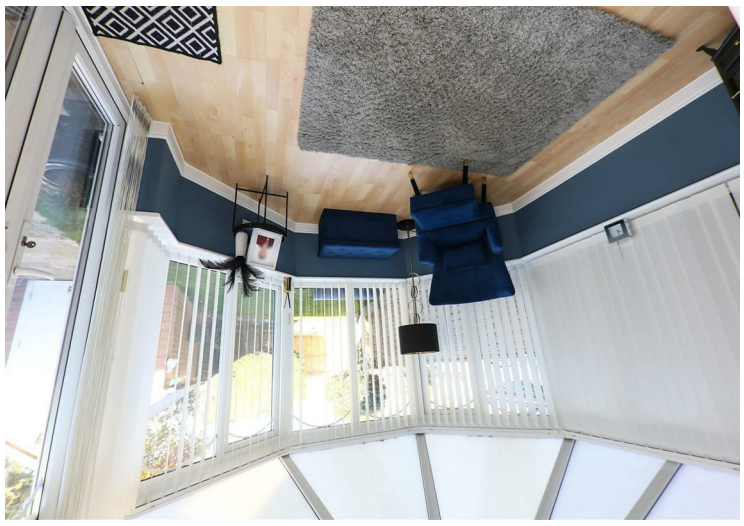










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Hund Oak Drive, Hatfield, Doncaster, DN7 6RL
Offers Around £170,000

2 BEDROOM SEMI DETACHED HOUSE / LARGE PVC CONSERVATORY / AMPLE GATED OFF ROAD PARKING / INTEGRATED KITCHEN APPLIANCES / 2 GOOD SIZED BEDROOMS / LOVELY WELL TENDED GARDENS //

A lovely, well proportioned 2 bedroom semi detached house with the addition of a PVC conservatory on this very popular residential roadway. The property benefits from a gas central heating system, pvc double glazing and comprises: A spacious rear facing lounge with patio doors into a PVC conservatory, plus a large breakfast kitchen with integrated appliances. First floor landing, 2 good sized bedrooms and a modern white bathroom with a shower. Outside are pretty enclosed gardens including gated off road parking. A long side driveway, gated access into a lovely rear garden with brick store. Very popular estate with good access to Hatfield's many and varied amenities including good schools, shops, cafe's and eateries plus easy access to the motorway network via the M18/ M180. PRICED TO SELL. EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION
A PVC double glazed entrance door leads into the property's dining kitchen.

DINING KITCHEN
12'4" x 11'3" (3.76m x 3.43m)
This is a good size. It is fitted with a range of high and low level units finished with a work surface over. The work surface extends to create a breakfast/dining area. There is a four ring induction hob with an extractor hood above, integrated oven, and a recess suitable for an American style fridge freezer. There is a broad PVC double glazed window to the front, stainless steel sink unit, a recess for a washing machine with plumbing laid on. All finished with a modern laminate floor covering and a ceiling light. A door from here continues into a rear facing lounge.

LOUNGE
14'4" x 11'10" (4.37m x 3.61m)
An attractive room with a wall mounted electric fire, a double panel central heating radiator, laminate flooring, central ceiling light and sliding patio door which gives access into the conservatory. It has a staircase giving access to the first floor accommodation,

PVC CONSERVATORY
10'0" max x 9'6" max (3.05m max x 2.90m max)
This is a good size, it enjoys an outlook over the property's rear garden. There are two PVC double glazed doors which open out into the rear garden, laminate flooring a central ceiling light and wall lights.

FIRST FLOOR LANDING
There is a PVC double glazed window, central heating radiator, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
11'10" x 11'3" (3.61m x 3.43m)
A lovely double bedroom. It has a broad PVC double glazed window which gives an outlook into the property's rear garden, a central heating radiator, coving, ceiling light and a recessed display.

BEDROOM 2
11'4" max x 9'0" max (3.45m max x 2.74m max)
A comfortable sized second bedroom. It has a PVC double glazed window to the front, a central heating radiator, coving, picture rail and a ceiling light. There is a built-in corner cupboard which houses a hot water cylinder with linen storage space.

BATHROOM
Fitted with a modern three-piece white suite that comprises of a panelled bath with an independent shower over, wash basin set onto a vanity unit and a low flush WC. There is modern tiling to the four walls, inset spotlight into the ceiling, contemporary style towel rail/radiator, PVC double glazed window and a coordinating tiled floor.

OUTSIDE
To the front of the property there is a walled front boundary with brick pillared and gated access leading to ample car parking. This continues a long the side of the property, with double timber gates. There is a covered carport area, external power and opens into the rear garden.

PRETTY REAR GARDEN
The rear garden itself is all well tended, it is mainly lawned with fencing to the perimeters, several ornamental shrubs, plants and trees, plus a useful brick built shed/store which has double doors, power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD

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 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

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