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Crookesbroom Lane, Hatfield, Doncaster, DN7 6LG  
Asking Price £185,000

**This generously proportioned 1960's built 3 bedroom detached house sits in this highly popular residential district.**

The property has a gas central heating via a combi boiler, PVC double glazing and comprises; Entrance hall, large open plan 'L' shaped lounge/ dining room, kitchen, first floor landing, 3 good sized double bedrooms, bathroom and separate W/C. Outside the property is equally well catered for, with a front garden, driveway for off street parking, attached garage plus well proportioned and generous side and rear gardens with a good degree of privacy. The property enjoys a corner plot as mentioned with great access to local amenities including schools, local shops and supermarkets, bus routes and many other things beyond. The property is offered with early vacant possession and must be viewed to appreciate all it has to offer, particularly the size.

**ACCOMMODATION**

A double glazed entrance door gives access into the property's entrance hall.

**ENTRANCE HALL**

With a PVC double glazed window to the front, a central heating radiator, stairs rising to the first floor and a door leading to the open plan living/ dining room.

**OPEN PLAN LOUNGE/ DINING ROOM**

**23'1" max x 21'6" max (7.04m max x 6.55m max)**  
This is a lovely, large, bright and airy open plan living space which would easily take large modern furniture and a dining table, it has PVC double glazed windows to the front and rear elevations letting in plenty of natural light plus a large understairs storage cupboard.

**KITCHEN**

**11'5" x 7'11" (3.48m x 2.41m)**  
Situated towards the left of the property with a range of wall mounted cupboards and base units and a single bowl stainless steel sink with a twin drainer board, PVC double glazed windows to the side and rear elevations and a PVC double glazed door giving access to the side of the property. It has a central heating radiator, vinyl floor tiling and coving to the ceiling.

**FIRST FLOOR LANDING**

As mentioned previously, stairs rise from the entrance hall to the first floor landing. There is an access point into the loft space, a central heating radiator, a PVC double glazed window to the side and doors leading off to the remaining accommodation.

**BEDROOM 1**

**13'3" max x 12'0" max (4.04m max x 3.66m max)**  
With a PVC double glazed window to the rear elevation and a central heating radiator.

**BEDROOM 2**

**11'6" x 9'10" (3.51m x 3.00m)**  
Another lovely sized double bedroom with a PVC double glazed window to the front and a central heating radiator.

**BEDROOM 3**

**10'10" x 8'0" (3.30m x 2.44m)**  
This bedroom itself is large enough to be a double and has a PVC double glazed window to the front, a central heating radiator and a built in over stairs storage cupboard.

**BATHROOM**

**7'10" x 6'6" (2.39m x 1.98m)**  
Fitted with a suite comprising of a panelled bath, pedestal wash hand basin, a PVC double glazed window to the rear, a central heating radiator, and a built in cupboard housing a modern gas combination boiler.

**SEPARATE W/C**

Fitted with a low flush W/C with a PVC double glazed window to the rear and vinyl floor tiling.

**OUTSIDE**

To the front of the property there is a lawned garden with brick built walls and timber fencing to the boundary. There is a concrete driveway and iron gates which leads to a detached brick built garage. To the right side of the garage there is a further garden area which is mature with trees and shrubs, this leads on to the rear garden. The pathway also leads to the left of the property again giving access to the rear garden.

**GARAGE**

The garage has an up and over door to the front and a personnel door to the rear.

**REAR GARDEN**

The rear garden offers a nice degree of privacy with no immediate property overlooking the rear, once again there is brick walling to the boundary and mature trees and shrubs, it is well proportioned and will offer a good space for recreation in the summer months.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold.

**DOUBLE GLAZING -** The property is fitted with PVC double glazing, where stated.

**HEATING -** The property has a gas radiator central heating system fitted via a combination type boiler.

**COUNCIL TAX -** This property is Band C.

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

**MOBILE COVERAGE -** Coverage via the Vodafone, EE, O2 and Three networks.

**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)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

