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Mile End Avenue, Hatfield, Doncaster, DN7 6AW  
Offers Around £197,500

**IMMACULATE 2 BEDROOM BUNGALOW / REFURBISHED TO A HIGH STANDARD THROUGHOUT / EVERYTHING IS NEW INCLUDING THE KITCHEN, SHOWER ROOM ETC. / LONG BLOCK PAVED DRIVE & GARAGE / VIEWING ESSENTIAL //**

It feels like you are walking into a new bungalow, everything is done.....and includes a new central heating system, new composite doors and PVC double glazing and comprises: Entrance hall, spacious dual aspect lounge, newly fitted kitchen, separate dining/ garden room, 2 large double bedrooms with fitted cupboards and a new contemporary white shower room. Outside are attractive gardens, a long driveway, detached garage and a South-Easterly facing rear garden. Lovely location with access to Hatfield centre including a wide variety of shops etc. plus easy access to the motorway network via the M18.

**ACCOMMODATION**

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

**ENTRANCE VESTIBULE**

This has an inner door into a longer hall.

**HALLWAY**

With a double panel central heating radiator, an access point into the loft space, a smoke alarm, a double panel central heating radiator, a central ceiling pendant light, two tall built in storage cupboards and a door into the lounge.

**DUAL ASPECT LOUNGE**

**14'2" x 12'0" (4.32m x 3.66m)**

An attractive room, it has a dual aspect with two pvc double glazed windows to the front and side elevations, a double panel central heating radiator and a central ceiling pendant light.

**FITTED KITCHEN**

**9'6" x 8'6" (2.90m x 2.59m)**

All beautifully finished with a range newly fitted modern white cabinets including handleless doors. There is a single drainer stainless steel sink unit with rinse style mixer tap, recess suitable for electric cooker with stainless steel splashback, integrated fridge/ freezer, a pvc double glazed window, vinyl flooring, inset spotlighting to the ceiling and door to a separate dining room.

**SEPARATE DINING ROOM**

**10'0" x 8'0" (3.05m x 2.44m)**

This has a pvc double glazed window with an outlook over the rear garden, plus two pvc double glazed double opening doors which give access onto the rear garden. There is a central heating radiator and a central ceiling pendant light.

**BEDROOM 1**

**12'8" x 12'0" (3.86m x 3.66m)**

A large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and built in wardrobe style cupboard.

**BEDROOM 2**

**11'6" x 8'10" (3.51m x 2.69m)**

Again, an excellent sized second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and an inbuilt wardrobe.

**SHOWER ROOM**

The bathroom has been redesigned and remodeled to create a beautiful modern shower room which has a walk in shower enclosure with rainfall style shower head, matching wash hand basin and a low flush w/c. There is ceramic tiling to the splashbacks, waterproof walling within the shower enclosure, a pvc double glazed window, a central ceiling light, vinyl flooring and a contemporary style towel rail/ radiator.

**OUTSIDE**

To the front of the property there is an attractive garden area, this has been hard landscaped and designed for easier and lower maintenance. There is hedging to the front and side perimeter, plus a block paved driveway which provides car standing and continues along the side of the property courtesy of double opening wrought iron gates to the detached sectional garage.

**DETACHED GARAGE**

With a roller shutter door and power and light laid on.

**REAR GARDEN**

The rear garden is nicely enclosed with fencing to the perimeters, principally lawned with a shaped flower bed to the far end stocked with a variety of shrubs and plants.

**AGENTS NOTES:**

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing. Age ??

HEATING - Gas radiator central heating. Age - installed 2023

COUNCIL TAX - This property is Band B.

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

MOBILE COVERAGE - Coverage is available with EE, O2 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.

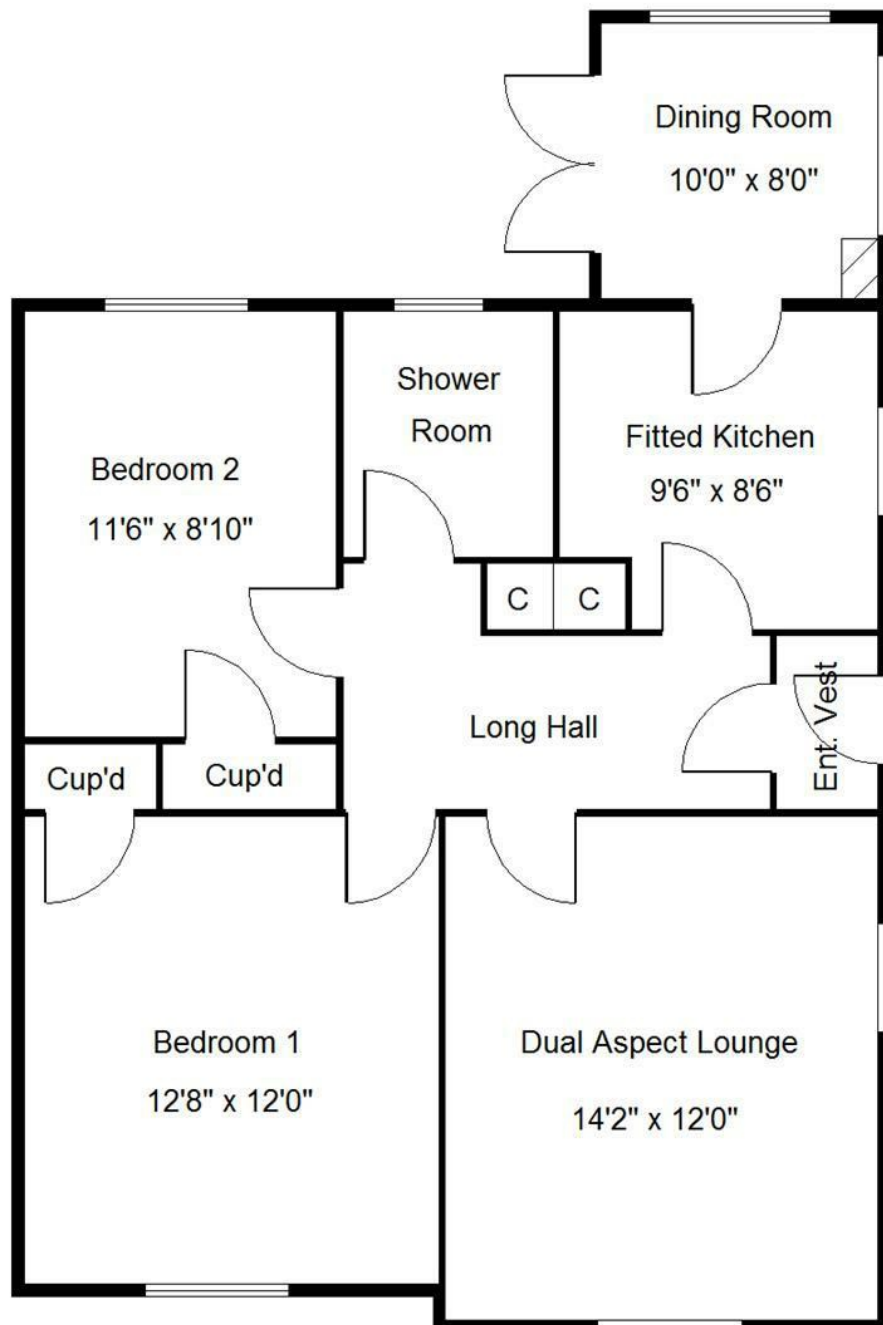
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to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	