

sales
lettings
and service

horton knights of doncaster



Pippin Way, Hatfield, Doncaster, DN7 6EB
£195,000

CONTEMPORARY STYLED 3 BEDROOM SEMI / BUILT 2020 BY LINDEN HOMES / NHBC GUARANTEE / FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES / EN-SUITE SHOWER ROOM / GORGEOUS LANDSCAPED GARDENS / 2 X PARKING SPACES / EARLY VIEWING ESSENTIAL //

Located on this popular development, a contemporary styled 3 bedroom semi detached house. built in 2020 and therefore modern fixtures, fittings and decor throughout. Gas central heating via a combi boiler, PVC double glazing and briefly comprises: Entrance hall, ground floor wc, spacious lounge with double doors onto a landscaped rear garden, large modern dining kitchen with integrated appliances, first floor landing, 3 bedrooms, 2 with fitted wardrobes and an en-suite shower to the main bedroom, plus a lovely modern house bathroom. outside are gorgeous landscaped gardens, the rear has a porcelain stone patio. side driveway providing off road parking for 2 cars. Popular development with access to Hatfield village amenities including local shops, schools etc plus easy access to the M18/M180 and motorway networks. PRICED TO SELL.

ACCOMMODATION

ENTRANCE HALL

GROUND FLOOR W/C

LOUNGE

16'4" x 10'6" (4.98m x 3.20m)

DINING KITCHEN

15'7" x 9'2" (4.75m x 2.79m)

FIRST FLOOR LANDING

MAIN BEDROOM

14'6" max x 9'0" max (4.42m max x 2.74m max)
13'0" to wardrobe fronts

EN-SUITE SHOWER ROOM

BEDROOM 2

11'6" max x 9'6" (3.51m max x 2.90m)
9'6" to wardrobe fronts

BEDROOM 3

10'6" max x 7'0" (3.20m max x 2.13m)

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:

TENURE - FREEHOLD.

Estate Charge - £195.00 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age 2020

HEATING - Gas radiator central heating. Age 2020

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 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.

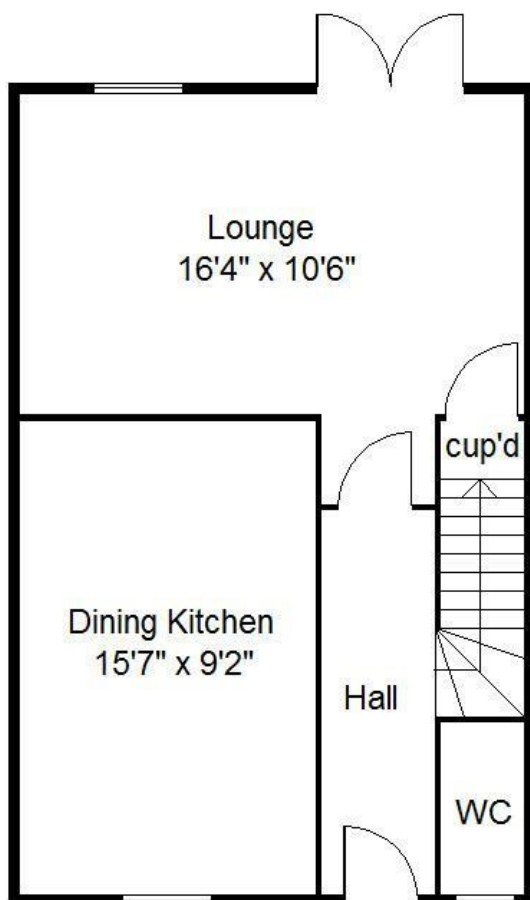
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

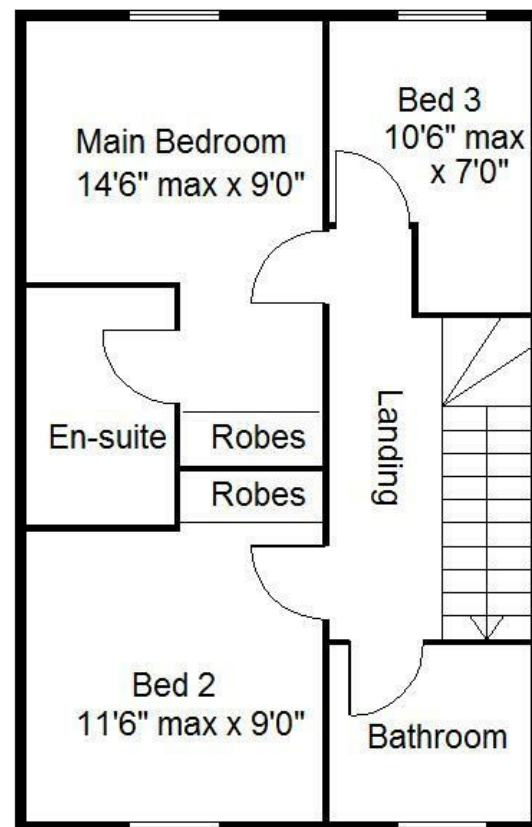
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

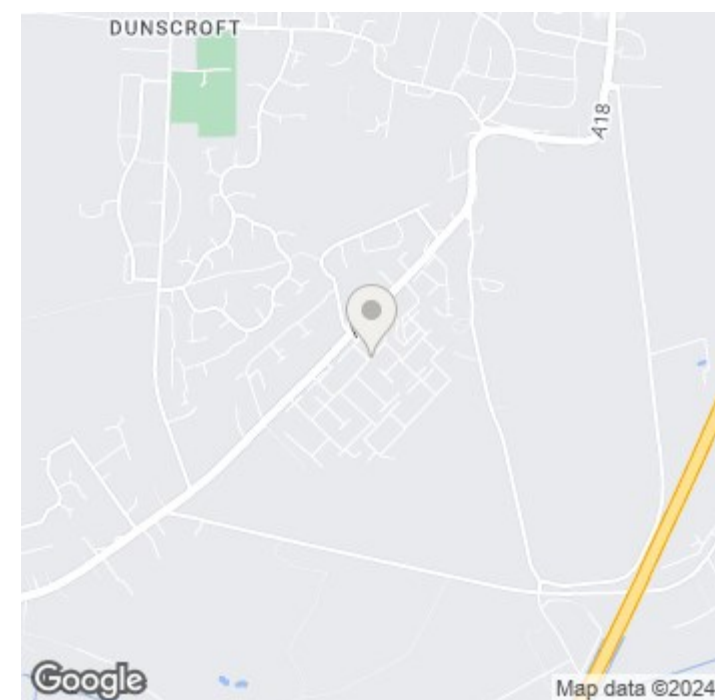
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	