



## New Mill Field Road, Hatfield Woodhouse, Doncaster



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**OIRO £200,000**

- OPEN BREATH-TAKING VIEWS O
- NO UPWARD CHAIN
- SEMI RURAL LOCATION
- GARAGE AND DRIVEWAY
- SPACIOUS OPEN PLAN LIVING
- STACKS OF POTENTIAL
- Freehold
- EPC rating D





Don't miss out on this FANTASTIC opportunity to own this AMAZING three bedroom EXTENDED semi detached property with BREATH-TAKING views tucked away in the SEMI RURAL area of HATFIELD WOODHOUSE. Even though this SPACIOUS property requires some modernisation it has so much potential and patiently awaits the new owners personal touch.

Upon driving down a country lane will be greeted by a beautifully manicured garden, entering through double iron gates where you will find a garage and room for parking. Entering through the front porch you will be welcomed with ample space with that open plan feel, The downstairs flows from the living room incorporating a bay window letting in abundance of natural light, leading through an archway straight to the dining room with plenty of space for a large family dining table, opening through to the kitchen where you will find plenty of wall and base units, then through to the conservatory for that extra relaxing space where the sun beautifully shines in. Up to the second floor you will find THREE bedrooms two large doubles



and a single bedroom. There is also a spacious bathroom with s shower cubicle.

To the back of the property you have a grassed area and an outhouse perfect for storage, and a paved area leading down the side great for entertaining and sitting back and relaxing with a glass of wine listening to the birds and watching wild life.

This is a perfect location as you are only 5 minutes drive from the centre of Hatfield where you will find all your local amenities including pubs, doctors, vets dentist, library, schools and the list goes on..... you will also find the new motorway link.

Don't miss out on the opportunity to acquire the property in a rare location. Priced to sell, the potential is endless. To top it off this property is offered with NO CHAIN!

LIVING ROOM 5.29m x 4m (17'5" x 13'1")

DINING ROOM 3.48m x 5.27m (11'5" x 17'4")

KITCHEN 4.19m x 2.09m (13'8" x 6'11")

CONSERVATORY 2.43m x 2.22m (8'0" x 7'4")

POURCH





## STAIRS/LANDING

BEDROOM ONE 4.14m x 3.33m (13'7" x 10'11")

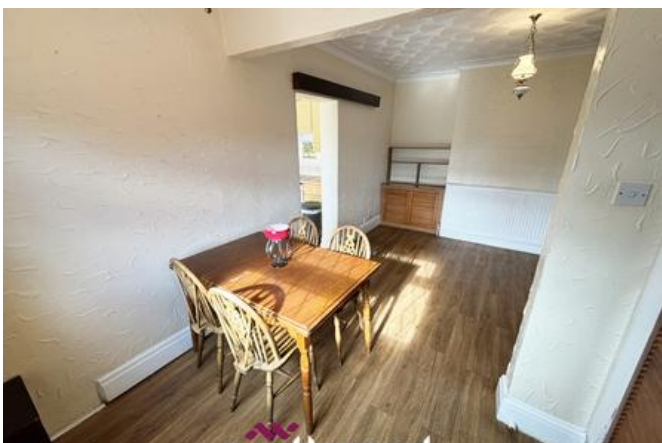
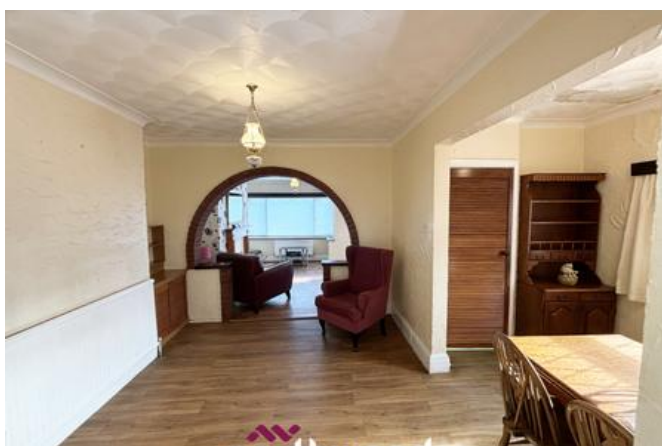
BEDROOM TWO 3.47m x 2.96m (11'5" x 9'8")

BEDROOM THREE 1.81m x 2.26m (5'11" x 7'5")

## BATHROOM

## DISCLAIMER

Rose Marie - Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.







## AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.



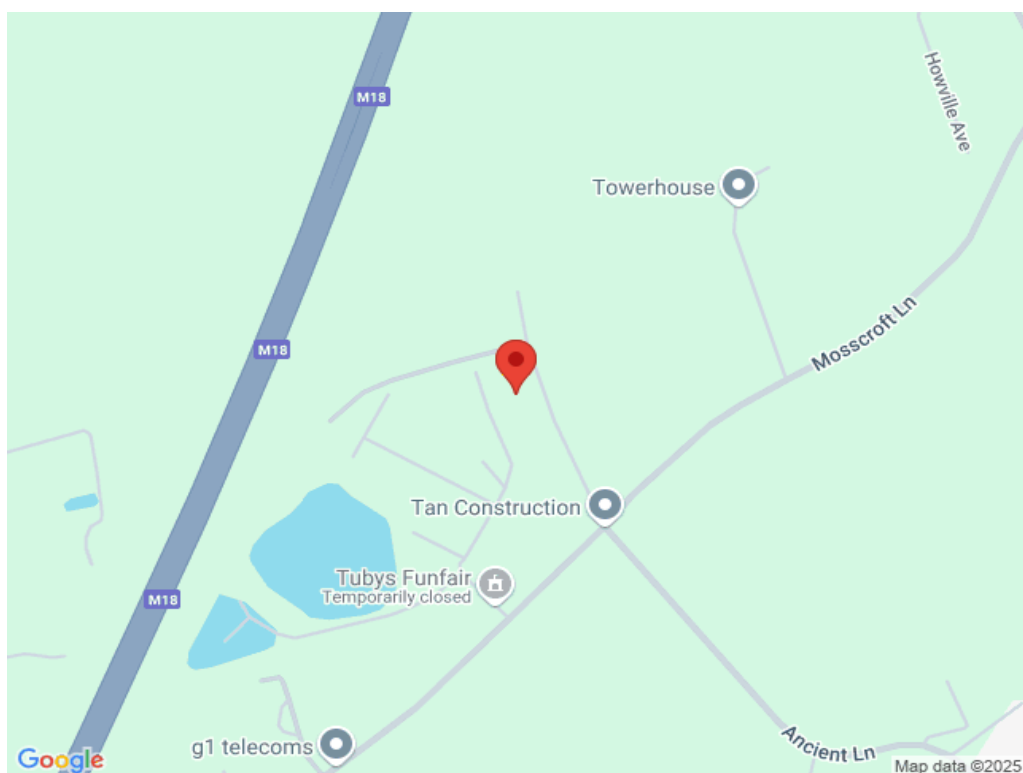
**Ground Floor**



**First Floor**







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