



## Amanda Drive, Hatfield, Doncaster



3



1



1

**OIRO £185,000**

- Dual Aspect Lounge/Diner
- Modern glossy Kitchen
- Stylish Bathroom with shower over the bath
- Cul-de-sac Location
- Long driveway and pleasant gardens
- Perfect starter home or family home
- Well respected neighbourhood
- Excellent transport links and nearby amenities withing walking distance





For sale is this neutrally decorated, three-bedroom semi-detached house set in a sought-after cul-de-sac on Amanda Drive, Hatfield, Doncaster. This property offers a balanced layout with a spacious entrance hallway that leads to an open-plan lounge/diner, complete with large windows and dual aspect views, giving the living space plenty of natural light and direct access to the garden—an ideal spot for enjoying outdoor living.

The modern high gloss, handleless kitchen looks out onto the garden and also benefits from ample natural light, creating a welcoming environment for meal preparation. Upstairs, there are three bedrooms—two doubles and a single—each well proportioned, making the house perfect for families or first-time buyers. The stylish bathroom is finished with a heated towel rail and a shower over the bath.

A long driveway provides off-street parking, and the pleasant gardens to the front and rear offer excellent outdoor space.



Amanda Drive is a well-respected street within easy reach of Hatfield's amenities, including local shops and cafes along High Street. Popular schools such as Hatfield Woodhouse Primary and Ash Hill Academy are nearby, making it convenient for busy families. For relaxation, Westfield Park and Hatfield Moors National Nature Reserve offer local walking routes and green space.

Public transport links are accessible, with Hatfield & Stainforth Station within a short drive, offering regular trains to Doncaster (approximately 10 minutes), Leeds, and Hull, making commuting straightforward. Council Tax Band: B.

Entrance/Hallway

Lounge/diner 3.61m x 8.12m (11'10" x 26'7")

Kitchen 2.3m x 3.24m (7'6" x 10'7")

Stairs/landing

Bedroom One 3.94m x 2.69m (12'11" x 8'10")



Bedroom Two 4.1m x 23.5m (13'6" x 77'1")

Bedroom Three 2.5m x 1.8m (8'2" x 5'11")

Bathroom

Exterior

### Disclaimer

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.

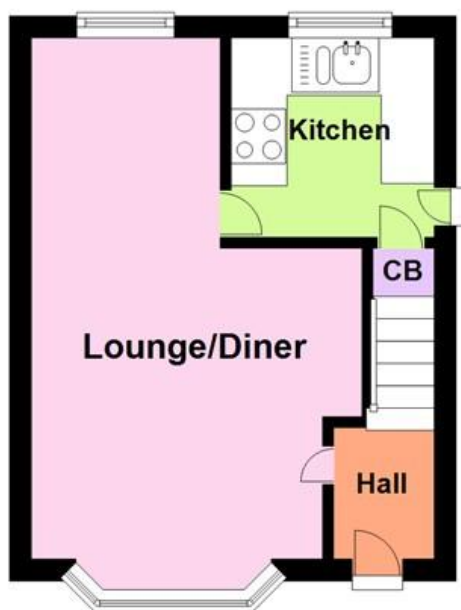
### AML

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.



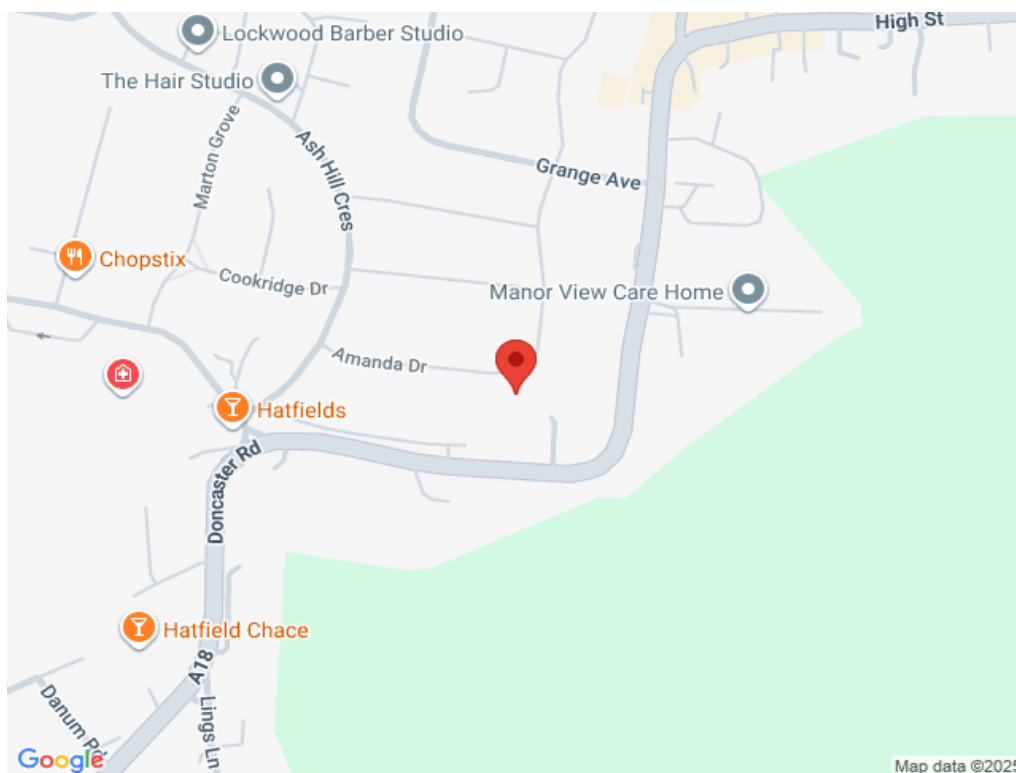


**Ground Floor**



**First Floor**





Northwood Hatfield

01302 279196

[hatfield@northwooduk.com](mailto:hatfield@northwooduk.com)