

Hatfield Lane, Armthorpe DONCASTER

welcome to

Hatfield Lane, Armthorpe DONCASTER

This spacious extended three bedroom semi-detached family home is situated on a corner plot in this popular location with gardens to the front, side and rear. There is ample off road parking, a covered car port and is close to local amenities and transport links.













Entrance Hall

With a front facing sealed unit door and a double glazed window. There is a central heating radiator and stairs which rise to the first floor landing.

Lounge

12' 9" x 12' 11" (3.89m x 3.94m)

With a front facing double glazed window, a central heating radiator and a feature fireplace.

Sitting Room

9' 3" x 19' (2.82m x 5.79m)

With a side facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace housing the gas living flame fire. The sitting room is open to the dining kitchen.

Dining Kitchen

17' x 7' (5.18m x 2.13m)

With two rear facing double glazed window. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas cooker with extractor above, plumbing for a washing machine and space for a fridge.

First Floor Landing

With a side facing double glazed window, a useful storage cupboard and access to the loft.

Bedroom One

12' 10" to recess x 12' 11" plus recess (3.91m to recess x 3.94m plus recess)

With a front facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

Bedroom Two

11' 2" x 9' 4" (3.40m x 2.84m)

With a rear facing double glazed window, a central heating radiator, a useful storage cupboard and wardrobes providing hanging and storage space.

Bedroom Three

8' 1" including bulk head x 8' 11" (2.46m including bulk head x 2.72m)

With a front facing double glazed window and a central heating radiator. These measurements include the bulk head for the stairs.

Shower Room

With rear and side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with electric power shower. There is tiling to the walls and a central heating radiator.

Outside

The property occupies a corner plot with lawned gardens to the front and side. There is a driveway to the side providing ample off road parking which leads to the covered car port. To the rear of the property there is a paved garden for ease of maintenance with plants to the borders.





welcome to

Hatfield Lane, Armthorpe DONCASTER

- CORNER PLOT
- TWO RECEPTION ROOMS
- DINING KITCHEN
- SHOWER ROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

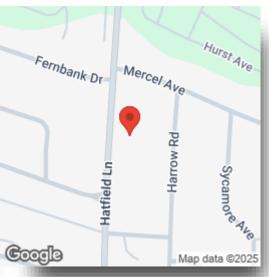
Council Tax Band: A

£170,000









Please note the marker reflects the postcode not the actual property

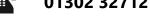
view this property online williamhbrown.co.uk/Property/DCR123498



Property Ref: DCR123498 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







william h brown

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



