



High Street, Hatfield Doncaster DN7 6RY

welcome to

High Street, Hatfield Doncaster

OFFERS IN EXCESS OF £670,000 William H Brown Hatfield are proud to present to the market this one of a kind, five bedroom period property positioned on an enviable plot in Hatfield!! Viewing Essential.



Entrance Porch

Entering into the property you are welcomed into the entrance porch comprising of encaustic tiles and door leading to the entrance hall of the property.

Entrance Hall

Comprising of encaustic tiles, radiator central heating and stairs rising to the first floor of the property.

Lounge

16' + Bay x 16' 11" (4.88m + Bay x 5.16m)

Comprising of front facing bay window, side facing double glazed window, laminate floor covering, high ceiling with feature coving with lincrusta freeze and Esse Dragon log burner.

Dining Room / Second Reception

15' 10" x 15' 3" (4.83m x 4.65m)

Comprising of two side facing double glazed windows and a rear facing double glazed window the second reception room also benefits from high ceilings and feature coving with lincrusta freeze, laminate floor covering, radiator central heating and Esse Dragon log burner.

Kitchen

27' 3" Max x 12' 9" Max (8.31m Max x 3.89m Max)

The stunning fitted kitchen comprises of a comprehensive range of cream wall and base units with spotlight lighting underneath, complementary work surfaces with double Belfast sink, tiled splash back, central island unit with integrated wall and base units. Integrated fridge, freezer and dishwasher, vinyl floor covering, side facing double glazed window and rear facing original single glazed window.

Orangery

24' 6" x 18' 9" (7.47m x 5.71m)

The spacious orangery comprises of stunning bi-fold doors, two centrally heated radiators, laminate floor covering with reproduction victorian tiles underneath should the purchaser prefer. Underneath the flooring of the orangery is an underground rain water reserve!

Basement

Entering into the basement via stairs located in the kitchen you will find the utility space, gym & fitted office space, boiler area with controls for fully zoned central heating and storage space. There is also a downstairs W/C located in the basement comprising of low flush w/c, hand wash basin and radiator. The utility space comprises of laminate floor covering with wall and base units, the current owners currently have additional fridge and freezer stored here.

Bedroom One

19' 8" x 17' 7" (5.95m x 5.36m)

Bedroom one located on the second floor of the property comprises of carpet floor covering, two side facing double glazed windows, two centrally heated radiators and access to additional loft space.

Second Floor Bathroom

The second floor bathroom comprises of hand wash basin, freestanding roll top bath with claw feet, low flush w/c and radiator central heating.

Bedroom Two

16' 1" x 17' 1" (4.90m x 5.21m)

Bedroom two located on the first floor of the property comprises of a front and side facing double glazed window, carpet floor covering, radiator central heating and original hearth surround.

En Suite

Comprising of freestanding roll top bath with claw feet, vinyl floor covering, double sink and front facing double glazed window with stunning views!

Bedroom Three

15' 3" Max x 15' 10" (4.65m Max x 4.83m)

Bedroom three benefits from gorgeous high ceilings, two side facing double glazed windows, a rear facing double glazed window, carpet floor covering, original hearth surround and radiator central heating.

Bedroom Four

13' 10" x 10' 8" (4.22m x 3.25m)

Bedroom four comprises of a side facing double glazed window, carpet floor covering and radiator central heating.

Bedroom Five

9' 9" x 12' 7" (2.97m x 3.84m)

Bedroom five comprises of a rear facing double glazed window, carpet floor covering, coving, carpet floor covering, original fire and built in storage.

Family Bathroom

The family bathroom comprises of a freestanding roll top bath with claw feet, hand wash basin, side facing double glazed window, linoleum floor covering and w/c.

Exterior

Positioned on an outstanding plot. To the front of the property is a block paved driveway providing ample off street parking with plant and shrub borders.

To the rear are glorious gardens including block paved area housing the Victorian greenhouse, formal lawned areas and gravel pathways. The gardens have an abundance of mature trees, fruit trees and various shrub borders with feature and task lighting.

Outbuilding / Annex

Currently used as a bar and workshop the outbuilding was originally built to be a self contained one bedroom apartment and could easily be converted to an annex with space for a toilet. The bar section of the outbuilding comprises of laminate floor covering, electric points with front facing bi-folding doors overlooking the rear garden and skylight window.



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welcome to

High Street, Hatfield Doncaster

- Exceptional Five Bedroom Period Property
- Beautifully Presented Throughout
- Fully Renovated To A High Standard
- Converted Fully Functional Basement Space
- Spacious & Established Rear Garden With Outbuilding

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£670,000



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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.



Property Ref:
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

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