



**Arlington Road, Hatfield DONCASTER DN7 6EF**



**welcome to**

**Arlington Road, Hatfield DONCASTER**

Welcome to Arlington Road! Ideally located for local schools and amenities, Arlington Road is well presented through out and ready to move in! Featuring FOUR bedrooms, an enclosed rear garden and off road parking-viewing is recommended to appreciate all that is on offer!!



### **Entrance Hall**

Comprising of laminate floor covering and a central heating radiator.

### **Downstairs Wc**

Including a wash hand basin, WC, a front facing double glazed window and a central heating radiator.

### **Lounge**

16' 4" max x 13' 6" into recess ( 4.98m max x 4.11m into recess )

Featuring a rear facing double glazed window, rear facing double glazed patio doors, carpet floor covering, a central heating radiator and a storage cupboard.

### **Kitchen**

9' 1" x 15' 9" ( 2.77m x 4.80m )

The fitted kitchen, including both wall and base units, features an integrated washer and dryer, oven and hob, an integrated fridge/ freezer and a stainless steel sink and drainer unit. The kitchen also includes a front facing double glazed window, a central heating radiator and laminate floor covering.

### **Landing**

Including a side facing double glazed window, carpet floor covering and a storage space.

### **Bedroom One**

14' 9" plus recess x 12' 7" into recess ( 4.50m plus recess x 3.84m into recess )

Located on the third floor, bedroom one includes a front facing double glazed window, a skylight, a central heating radiator, carpet floor covering and loft access.

### **En Suite**

Comprising of a WC, wash hand basin, a shower, skylight, a central heating radiator and linoleum flooring.

### **Bedroom Two**

13' 9" x 9' 1" ( 4.19m x 2.77m )

Located on the second floor featuring a rear facing

double glazed window, a central heating radiator and carpet floor covering.

### **Bedroom Three**

12' 6" max x 9' 7" ( 3.81m max x 2.92m )

Including a front facing double glazed window, a central heating radiator and carpet floor covering.

### **Bedroom Four**

10' 7" x 7' 1" ( 3.23m x 2.16m )

Including a rear facing double glazed window, carpet floor covering and a central heating radiator.

### **Bathroom**

Featuring a WC, wash hand basin, a bath, a heated towel rail, a front facing double glazed window and linoleum floor covering.

### **Rear Garden**

Including a lawn, a paved area and fencing to all sides.



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welcome to

## Arlington Road, Hatfield DONCASTER

- Guide Price £225,000- £230,000
- Four Bedroom
- Off Road Parking
- Ideal Family Home!
- Well Presented Through Out

Tenure: Freehold EPC Rating: B

guide price

**£225,000- £230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HTF105649 - 0002

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