



Ash Hill Crescent, Hatfield Doncaster DN7 6HZ

welcome to

Ash Hill Crescent, Hatfield Doncaster

Packed with potential, this three-bedroom semi-detached home is ideal for buyers ready to roll up their sleeves. Offering generous living space, a sizeable garden, and a prime location close to amenities, it's the perfect blank canvas for a stylish revamp. Viewing is highly recommended!



Entrance Hall

Including a side facing double glazed door, carpet floor covering, stairs to the first floor and a storage cupboard housing the warm air heating system.

Lounge

18' 9" x 11' 4" (5.71m x 3.45m)

Comprising of a front facing double glazed window over looking the front garden, a door leading to the hallway and a sliding door leading to the kitchen. The lounge also includes carpet floor covering.

Kitchen

13' 3" max x 9' 5" (4.04m max x 2.87m)

The fitted kitchen, with both wall and base units, includes space for a cooker, a stainless steel sink and drainer unit with tiled splash back, carpet floor covering, a sliding door leading to the lounge, a shelved storage space, a rear facing double glazed window and a rear facing double glazed door leading to the garden.

Landing

Comprising of a rear and side facing double glazed windows, carpet floor covering, loft access and a storage cupboard.

Bedroom One

11' 4" x 12' 6" (3.45m x 3.81m)

Including a front facing double glazed window and carpet floor covering.

Bedroom Two

9' 5" x 13' 3" (2.87m x 4.04m)

Featuring carpet floor covering and a rear facing double glazed window.

Bedroom Three

11' 4" x 5' 9" (3.45m x 1.75m)

Comprising of a front facing double glazed window and carpet floor covering.

Bathroom

Comprising of a WC, wash hand basin, a bath with shower attachment, carpet floor covering and

partially tiled walls.

Front Garden

Including a driveway to the garage, a lawn area with shrub borders and gated access to the rear.

Rear Garden

Featuring a lawn space with shrub borders, a paved area and a paved pathway. The rear garden also includes fencing to all sides and gated access to the front.



view this property online williamhbrown.co.uk/Property/HTF106068



welcome to

Ash Hill Crescent, Hatfield Doncaster

- £155,000 - £160,000
- Three Bedroom Semi Detached Property.
- Ample Living Space.
- Heaps Of Potential!- Perfect For A Wide Variety Of Buyers.
- Sought After Location.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HTF106068



Property Ref:
HTF106068 - 0005

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 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.



william h brown



01302 842999



Hatfield@williamhbrown.co.uk



1 Station Road, Hatfield, DONCASTER, South
Yorkshire, DN7 6QD



williamhbrown.co.uk