



**Cleveland Way, Hatfield Doncaster DN7 6SS**



**welcome to**

**Cleveland Way, Hatfield Doncaster**

Welcome to Cleveland Way, Hatfield! This is an amazing opportunity to get on the property ladder in a sought after village location! With well presented interiors, an enclosed rear garden and off road parking, Cleveland Way is perfect for those wanting to put their stamp on their first home!



### **Entrance Hall**

Comprising of a central heating radiator and carpet floor covering.

### **Lounge/ Diner**

24' 3" max x 12' 9" max ( 7.39m max x 3.89m max )  
Including a front facing double glazed window, a fire with hearth, carpet floor covering, two central heating radiators and two rear facing French doors leading to the conservatory.

### **Kitchen**

9' 1" x 7' 9" ( 2.77m x 2.36m )  
The fitted kitchen, which comprises of both wall and base units, features a rear facing double glazed window, a tiled splash back, tiled floor covering, a sink and drainer unit, an oven and hob and a side facing door leading to the rear garden.

### **Conservatory**

7' 4" x 9' 5" ( 2.24m x 2.87m )  
Including side facing French doors and laminate floor covering.

### **Landing**

Comprising of a side facing double glazed window, a storage space housing the boiler, carpet floor covering and loft access.

### **Bedroom One**

13' 6" plus wardrobe x 10' 1" max ( 4.11m plus wardrobe x 3.07m max )  
Including fitted wardrobes, carpet floor covering and a central heating radiator.

### **Bedroom Two**

8' 4" plus wardrobe x 9' 4" ( 2.54m plus wardrobe x 2.84m )  
Including a rear facing double glazed window, carpet floor covering, a central heating radiator and fitted wardrobes.

### **Bedroom Three**

7' 3" x 10' 5" max ( 2.21m x 3.17m max )  
Including a front facing double glazed window, a central heating radiator and carpet floor covering.

### **Bathroom**

In a wet room style, the bathroom includes a WC, wash hand basin, a rear facing double glazed window and vinyl floor covering.

### **Front Garden**

Comprising of a paved driveway and a lawn space.

### **Rear Garden**

The private rear garden includes a lawn space and a paved area.

### **Garage**

With an up an over door.



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## Cleveland Way, Hatfield Doncaster

- £170,000
- Three Bedroom Semi Detached Property
- Ideal For First Time Buyers!
- Well Presented Interiors
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HTF106157 - 0005

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