



6 High Street
Hatfield DN7 6RY

Offers Over £110,000

FREEHOLD

*** NO UPWARD CHAIN*** Offering masses of potential and located in a sought after area of Hatfield is this TWO DOUBLE bedroom end terraced house with large, private rear garden. Priced to reflect general updating, this would make a great home.



- LARGE TWO BEDROOM END TERRACED HOUSE • Priced to reflect general modernisation • Entrance hall, Lounge

NO PARKING

PLEASE NOTE THERE IS NO PARKING OR ACCESS TO MAKE ANY PARKING WITHIN THIS PROPERTY hence the price. THERE IS NO ACCESS OVER THE PRIVATE DRIVEWAY TO THE RIGHT HAND SIDE. If in doubt please clarify this with the branch before booking a viewing. Pedestrian access is via the archway to the LEFT side of the adjoining property.

ENTRANCE HALL

Front timber entrance door. Staircase leading to the first floor. Doors into the lounge and sitting/dining room. Radiator.

LOUNGE

13'5" x 11'0"
Front single glazed walk-in bay window. Tiled fireplace with free standing gas fire. Radiator.

SITTING/DINING ROOM

14'5" x 13'2"
Rear facing UPVC double glazed window. Tiled fireplace with gas fire and back boiler serving the central heating and hot water. Radiator. Original built-in cupboards. Door into the kitchen/diner.

KITCHEN/DINER

12'10" x 10'0"
Rear and side facing UPVC double glazed windows. Fitted with a range of base units with laminate worksurfaces incorporating two circular sinks. Electric oven and hob. Radiator. Useful understairs storage cupboard. Door into the utility porch.

UTILITY PORCH

8'3" x 6'2"
Rear and side facing single glazed windows and rear entrance door. Plumbing for washing machine.

LANDING

Spindle balustrade to the staircase. Doors off to all rooms. Loft access. Radiator.

BEDROOM ONE

16'6" x 11'1"
Two front facing UPVC double glazed windows. Feature cast iron fireplace. Radiator.

BEDROOM TWO

13'1" x 12'8"
Rear facing UPVC double glazed window. Feature cast iron fireplace. Radiator.



- Sitting/dining room
- Kitchen/diner
- Part double glazed
- Gas central heating
- Generous rear garden
- NO UPWARD CHAIN INVOLVED

BATHROOM

12'10" x 10'0"

Rear facing UPVC double glazed window. Fitted with a panelled bath, pedestal wash hand basin and w.c. Built-in cupboard housing the hot water tank. Radiator.

OUTSIDE

There is a small forecourt to the front with brick boundary wall.

The rear garden is generous sized with large paved patio and hidden garden beyond with lawn and established shrub borders. There is a greenhouse and brick outbuilding.

We have been informed that this property has right of access by foot through the archway between No 8 & 10 High Street and by foot through the garden of No 8 to access the rear garden and for bin access. There is no access for a car and no option to create any off road parking either.

There is no vehicle access or parking.

BRICK OUTBUILDING

Divided as follows;

STORAGE AREA

7'2" x 7'0"

ADJOINING W.C

4'0" x 3'6"

ADJOINING OPEN STORE

3'6" x 2'4"







Additional Information

Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 39 | 83 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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