



Woodlea Close, Hatfield Doncaster DN7 6BP

welcome to

Woodlea Close, Hatfield Doncaster

Welcome to Woodlea Close! A beautifully presented three bed detached property on the outskirts of Hatfield. Boasting spacious, modern and light living spaces, an enclosed rear garden and a sought after location on the outskirts of Hatfield. Suitable for a wide variety of buyers!



Lounge

21' 1" x 11' 3" (6.43m x 3.43m)

Featuring herringbone floor covering, an electric fire and a rear facing double glazed window.

Kitchen

10' 10" x 11' 1" (3.30m x 3.38m)

With both wall and base units, the kitchen includes, a front facing double glazed window and tiled floor covering.

Downstairs Wc

Including a WC, a wash hand basin, a shower cubicle and a side facing double glazed window.

Orangery

13' 3" x 8' 5" (4.04m x 2.57m)

Including a side facing and rear facing double glazed windows and two Velux windows.

Bedroom One

10' 6" x 21' 2" (3.20m x 6.45m)

Comprising of a Velux window, laminate floor covering, spotlights and a wardrobe.

En Suite

Comprising of a WC, shower cubicle, tiled wall covering where visible, Velux window, and linoleum floor covering.

Bedroom Two

9' 6" x 11' 3" (2.90m x 3.43m)

Including a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three

5' 5" x 9' 6" (1.65m x 2.90m)

Located on the ground floor including a front facing double glazed window, laminate floor covering and a central heating radiator.

Bathroom

Including a WC, wash hand basin, fitted units, laminate floor covering, a Velux window and a bath,

Rear Garden

The enclosed rear garden features a lawn space and a block paved area.

Front Garden

Including a lawn space and a driveway providing off road parking.

Garage



view this property online williamhbrown.co.uk/Property/HTF106249



welcome to

Woodlea Close, Hatfield Doncaster

- £290,000
- Three Bedroom Detached Property.
- Suitable For A Wide Variety Of Buyers.
- Beautifully Presented Interiors Through Out.
- Off Road Parking.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HTF106249



Property Ref:
HTF106249 - 0006

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