



Milcroft Crescent, Hatfield Doncaster DN7 6LA

welcome to

Milcroft Crescent, Hatfield Doncaster

Attention First Time Buyers and Families! A cozy and well presented three bedroom property, Milcroft Crescent must be viewed to be fully appreciated! Located in the sought after village of Hatfield, with in easy reach of local shops and schools with an enclosed rear garden and a modern kitchen!



Entrance Hall

Including a central heating radiator and laminate floor covering.

Lounge

11' 9" x 14' 2" into recess (3.58m x 4.32m into recess)
Comprising of a front facing double glazed window, carpet floor covering and an electric fire. The lounge also includes an electric fire.

Kitchen

8' 4" x 15' 5" (2.54m x 4.70m)
The fitted kitchen, which comprises of both wall and base units, includes an oven, a hob and a sink and drainer unit. The kitchen also features a rear facing double glazed window, vinyl floor covering and a central heating radiator.

Landing

Featuring a side facing double glazed window, carpet floor covering and loft access.

Bedroom One

10' 7" x 10' 6" (3.23m x 3.20m)
Including a front facing double glazed window, central heating radiator, fitted wardrobes and laminate floor covering.

Bedroom Two

10' 4" x 9' 9" (3.15m x 2.97m)
Including a rear facing double glazed window, carpet floor covering, storage space and a central heating radiator.

Bedroom Three

6' 9" x 6' 9" (2.06m x 2.06m)
Including a rear facing double glazed window, laminate floor covering and a central heating radiator.

Bathroom

Including a WC, wash hand basin, a front facing double glazed window, a shower over the bath and a central heating radiator. The bathroom is also partially tiled where visible.

Front Garden

Including off road parking and a lawn area.

Rear Garden

Including a paved area and a decked area.



view this property online williamhbrown.co.uk/Property/HTF106283



welcome to

Milcroft Crescent, Hatfield Doncaster

- £165,000
- Three Bed Semi Detached Property
- Well Presented Through Out
- Ideal First Or Family Home
- Viewing is Highly Recommended.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£165,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HTF106283](https://www.williamhbrown.co.uk/Property/HTF106283)



Property Ref:
HTF106283 - 0004

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](https://www.williamhbrown.co.uk)