

# horton knights of doncaster

2 Old Epworth Road West, Hatfield, Doncaster, DN7 6PS



**A beautiful 3 bedroom mews style house on the fringe of Hatfield with easy access to all amenities, the motorway and adjoining countryside.**

Built by Mell homes, approx 5 years ago, a high quality 3 bedroom family house in this well regarded residential area. The property has a modern gas radiator central heating system, double glazing and briefly comprises: Entrance hall, large contemporary styled open plan living/ dining/ kitchen, all fully fitted with integrated appliances, ground floor wc, 3 first floor bedrooms, including a very large main bedroom and a white bathroom with shower. Outside is an enclosed part lawned and paved rear garden. Good access to the Main Street and all its amenities, plus the motorway network. **VIEWING HIGHLY RECOMMENDED.**

**£895 PCM  
£850 Bond**



### **ACCOMMODATION**

A composite style double glazed door which leads into the property's entrance hall.

### **ENTRANCE HALL**

This has a staircase leading to the first floor, modern laminate flooring and a door to ground floor w/c.

### **GROUND FLOOR W/C**

Beautifully finished with a modern white suite comprising of a low flush w/c, wash hand basin set into a vanity top, extractor fan, laminate flooring and a central heating radiator.

A further door from the hall leads into an open plan living/ dining/ kitchen area.

### **OPEN PLAN LIVING/ DINING/ KITCHEN**

6.86m x 3.84m max (22'6" x 12'7" max )

This is a large contemporary styled open plan living space, the living area has two pvc double glazed windows to the front, two set of two double glazed double opening doors to the side and rear, central heating laid on, a continuation of the laminate flooring from the entrance hall, ceiling lights, a deep built in understairs storage cupboard, coving and ventilation system.

### **KITCHEN AREA**

5.49m approx x 3.66m max (18'0" approx x 12'0" max )

The kitchen is fitted with a range of modern high and low level units finished with a roll edge work surface. There is a four ring Neff gas hob, Neff integrated oven, extractor hood, integrated fridge and freezer, a single drainer stainless steel sink unit with mixer tap, integrated dishwasher and plumbing for an automatic washing machine. There are two double glazed windows, a central heating radiator and spotlighting.

### **FIRST FLOOR LANDING**

There is inset ceiling spotlights, a central heating radiator, a smoke alarm and doors to the bedrooms and bathroom.

### **BEDROOM 1**

4.88m x 3.96m approx (16'0" x 13'0" approx)

A large double bedroom, there are two double glazed windows to the front, a central heating radiator, coving, a central ceiling light, and an in built cupboard.

### **BEDROOM 2**

4.88m x 3.05m0.00m approx (16'0" x 10"0 approx)

A good sized second double room, it has two pvc double glazed windows to the front, a central heating radiator, coving, and a central ceiling light.

### **BEDROOM 3**

2.74m x 2.29m approx (9'0" x 7'6" approx)

This has a double glazed window to the side, a central heating radiator, coving and a ceiling light.

### **HOUSE BATHROOM**

Fitted with a modern white suite that comprises of a shower style bath with offset corner tap, independent electric shower unit, matching wash hand basin and a low flush w/c. There are modern tiles, a pvc double glazed window and a contemporary style towel rail/ radiator.

### **REAR GARDEN**

To the rear there is an enclosed garden with timber fencing and gates to the perimeter. The garden area is part lawned and part paved.

### **LETTINGS AGENTS NOTES**

AGENTS NOTES - AVAILABLE NOW subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has double glazing fitted.

Council Tax - Band B.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

PROPERTY PARTICULARS - Please note due to the unusual room sizes, all measurements taken are approx.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00; Sunday www.hortonknights.co.uk.

