



Arlington Road, Hatfield Doncaster DN7 6EF

welcome to

Arlington Road, Hatfield Doncaster

Welcome to Arlington Road! This charming four- bedroom home combines modern living and comfort. Featuring bright, versatile living spaces, this property offers the ideal foundation to create a cozy and personalised home! Call now to arrange your viewing!



Cloakroom

Featuring vinyl floor covering, a hand wash basin, a front facing double glazed window and a WC.

Lounge

13' 5" max x 16' 4" max (4.09m max x 4.98m max)

Including rear facing French doors, a rear facing double glazed window, a central heating radiator and carpet floor covering.

Kitchen

15' 6" x 9' 1" (4.72m x 2.77m)

The fitted kitchen, which includes both wall and base units, features a front facing double gazed window, a sink and drainer unit and a central heating radiator.

Landing

Featuring a storage space and carpet floor covering.

Bedroom One

15' 8" max x 12' 6" max (4.78m max x 3.81m max)

Featuring a front facing double glazed window, a central heating radiator, a rear facing sky light and carpet floor covering.

Bedroom Two

13' 9" x 9' 1" (4.19m x 2.77m)

Featuring a rear facing double glazed window, carpet floor covering and a central heating radiator.

Bedroom Three

12' 2" max x 9' 1" max (3.71m max x 2.77m max)

Featuring a front facing double glazed window, carpet floor covering and a central heating radiator.

Bedroom Four

6' 9" x 10' 3" (2.06m x 3.12m)

Comprising of a front facing double glazed window, carpet floor covering and a central heating radiator.

Bathroom

Featuring a front facing double glazed window, a bath, a WC, wash hand basin, vinyl floor covering and partial tiling where visible.

Rear Garden

Including a lawned area, paved area and fencing to all sides.



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Arlington Road, Hatfield Doncaster

- £185,000
- Four Bedroom Semi Detached Property
- Ideal First Home!
- Well Presented Interiors
- NO CHAIN

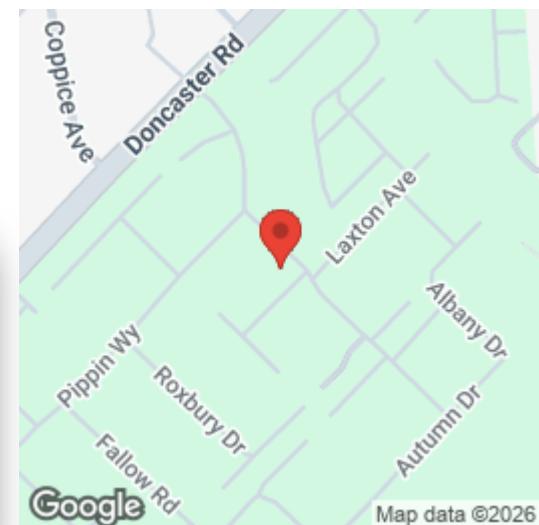
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 92.10

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Mar 2021.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£185,000



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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.



Property Ref:
HTF106063 - 0010

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.

Please note the marker reflects the postcode not the actual property

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