

horton knights of doncaster

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lettings  
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Arlington Road, Hatfield, Doncaster, DN7 6EF  
Guide Price £210,000 - £220,000

**A CONTEMPORARY DOUBLE FRONTED 3 BEDROOM SEMI / STUNNING SHOW HOME PRESENTATION / FRINGE OF DEVELOPMENT POSITION / LARGE OPEN PLAN KITCHEN / UTILITY ROOM & WC / EN-SUITE TO MAIN BEDROOM / FIRST TO VIEW WILL BUY//**

The property stands well on the fringe of the development with plenty of open green space around it. It has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with ground floor wc off, spacious lounge with feature panelled wall, open plan dining kitchen fully fitted with integrated appliances and double doors onto the rear garden, a separate utility room, first floor landing, three good sized bedrooms, an en-suite shower room to the principal bedroom plus a second contemporary bathroom. Outside there are attractive gardens, the rear is nicely enclosed with fencing to the perimeters including lawn and paved patio. There is off street parking for two cars. Well placed with good access to local amenities including a good variety of local shops, schools etc. VIEWING HIGHLY RECOMMENDED. NO CHAIN.

**ACCOMMODATION**

A composite style double glazed entrance door gives access into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly finished and sets the theme for the remainder of the property. It has a tiled floor, a staircase leading to the first floor accommodation, a central ceiling light and a door to ground floor wc.

**GROUND FLOOR WC**

Fitted with a contemporary white suite comprising of a low flush wc, wash basin inset to a vanity unit, tiled flooring, a ceiling light, extractor fan and a wall mirror.

**FRONT FACING LIVING ROOM**

**18'4" x 10'3" (5.59m x 3.12m)**

A lovely room and a good size, it has feature panelling to one wall incorporating a deep recess suitable for a TV etc. There are 3 pvc double glazed windows to the front and side elevations, two central heating radiators and two ceiling lights.

**DINING KITCHEN**

**18'4" x 8'9" (5.59m x 2.67m)**

All beautifully finished in a modern grey colour with a coordinating roll edge work surface. There is a four ring gas hob with stainless steel splashback, extractor hood, integrated oven, a composite style sink with mixer tap and an integrated dishwasher. There are two central ceiling pendant lights, two further feature plinth lights, two pvc double glazed windows to the front and side elevations and pvc double glazed double opening doors which give access into the garden. A door from here leads into a separate utility room.

**FIRST FLOOR LANDING**

Again, this is a good size, it has a central ceiling light, a central heating radiator and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**11'0" x 10'6" (3.35m x 3.20m)**

A good sized double bedroom, it has a pvc double glazed window to the front elevation, a central heating radiator, a central ceiling light and door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

This is fitted with a large walk-in shower enclosure with mains plumbed shower, wash basin and a low flush wc. There is tiled flooring, a central heating radiator, a pvc double glazed window, extractor fan and a central ceiling light.

**BEDROOM 2**

**10'2" x 9'0" (3.10m x 2.74m)**

A good sized second double bedroom, it has a pvc double glazed window to the front, feature panelling to the walls, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**9'2" x 9'0" (2.79m x 2.74m)**

Has a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

**HOUSE BATHROOM**

All beautifully finished with a modern contemporary theme with a modern white suite comprising of a double ended bath with central mixer and shower rinse, wash basin set onto a vanity top and a

coordinating wc. There is a modern tiled floor, a pvc double glazed window, a central heating radiator, a ceiling light and an extractor fan.

**OUTSIDE**

The property enjoys a more open aspect with only greenery in front, there is a pedestrian pathway to the front door with wrought iron railing and decorative shrubs and plants. The property is fitted with an alarm system and sensor lights.

**REAR GARDEN**

The rear garden is a good size, it has timber fencing to the perimeters, a paved patio and sitting area with raised sleeper style planters with decorative shrubs inset including decorative stones, lawn and further patio to the far end.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold. There is an estate charge payable approx £150.00 per annum.

**DOUBLE GLAZING -** The property is fitted with PVC double glazing.

**HEATING -** The property has a gas radiator central heating system via a combination type boiler.

**COUNCIL TAX -** This property is Band B.

**VIEWING -** By prior telephone appointment with horton knights estate agents.

**MEASUREMENTS -** Please note all measurements

are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

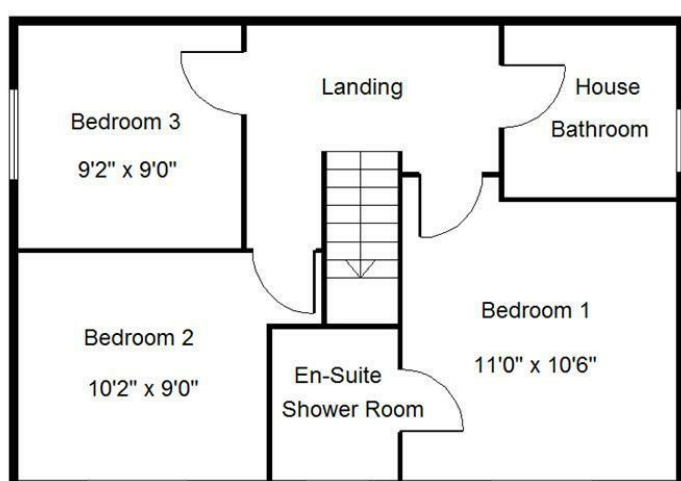
**PROPERTY PARTICULARS -** We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

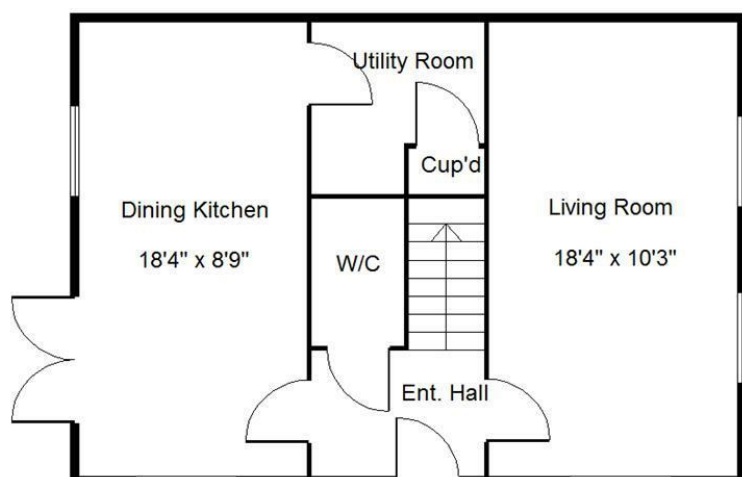
**OPENING HOURS -** Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	