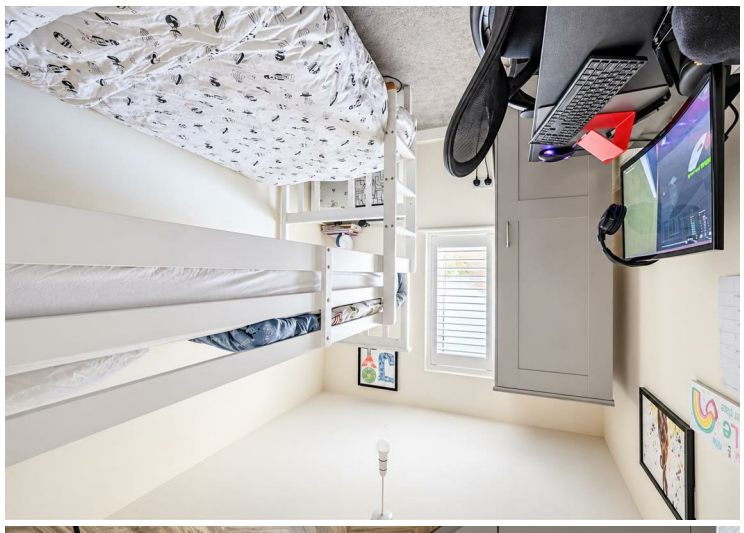










horton knights of doncaster

sales
lettings
and service



**Fallow Road, Hatfield, Doncaster, DN7 6FT**

**Offers Over £180,000**

**REDUCED BY £20,000 FROM THE ORIGINAL ASKING PRICE / VIEW TODAY / A MODERN 3 BEDROOM SEMI DETACHED / SMARLTY PRESENTED THROUGHOUT / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / MODERN DINING KITCHEN / GROUND FLOOR WC / 3 GOOD SIZED BEDROOMS / MODERN BATHROOM / OFF STREET PARKING / POPULAR DEVELOPMENT //**

A lovely 3 bedroom semi detached property in a popular location. The property briefly comprises: Entrance hall, ground floor WC, lounge, dining kitchen. First Floor landing, 3 good sized bedrooms and a moden house bathroom. Outside: driveway providing off street parking. The property is in a popular location, close to amenities including shops and transport links. Ideal for first time buyers and a growing family. Must be Viewed.

**ACCOMMODATION**
A composite type double glazed entrance door leads into the property's entrance porch.

**ENTRANCE PORCH**
This is a welcoming porch with doors leading to the lounge and a ground floor WC.

**GROUND FLOOR WC**
This comprises of a white low flush WC and a wash hand basin.

**LOUNGE**
**15'2" x 14'4" (4.62m x 4.37m)**
A spacious lounge. It has a PVC double glazed window with an outlook to the front, stairs to the first floor accommodation, a useful storage cupboard, a gas central heating radiator and a central ceiling light.

**DINING KITCHEN**
**15'2" x 8'11" (4.62m x 2.72m)**
This is all beautifully presented with wall and base units and a contemporary work surface. There is an integrated oven with a hob and an extractor hood above. There is an integrated fridge/freezer and a dishwasher, a stainless steel sink and drainer and plumbing for an automatic washing machine. There are PVC double glazed double opening doors which lead out into the rear garden and a PVC double glazed window. There is a laminate floor covering, a central heating radiator, an extractor fan and spotlighting to the ceiling.

**FIRST FLOOR LANDING**
This has doors leading to the bedrooms and bathroom.

**BEDROOM 1**
**12'3" x 8'1" (3.73m x 2.46m)**
This is a good sized room. There is a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 2**
**11'3" x 8'2" (3.43m x 2.49m)**
Again, this is a good sized room as demonstrated by the measurements and the floor plan. There is a PVC double glazed window to the front, a central heating radiator and a ceiling light.

**BEDROOM 3**
**9'0" x 6'9" (2.74m x 2.06m)**
A good sized third bedroom. There is a PVC double glazed window overlooking the rear, central heating radiator and a ceiling light.

**HOUSE BATHROOM**
This is fitted with a white three piece suite which includes a panelled bath with wall mounted shower head over and a glass screen, a low flush WC and a wash hand basin. There is a frosted PVC double glazed window, central heating radiator and an extractor fan. There is modern tiling to the splash backs and bathing areas, and stylish flooring.

**OUTSIDE**
To the front of the property there is off road parking for two cars side by side.

**REAR GARDEN**
This has timber fencing to the perimeters, mainly lawned and patio area.

**AGENTS NOTES:**
TENURE - FREEHOLD Service Charge - TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

AML COMPLIANCE - The appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. Therefore there will be a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence. Please be advised all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

