

**3 Bedroom(s), Detached House, Freehold**

**Saxon Avenue, Hatfield, Doncaster.**



- 3D Virtual Tour Available
- Modern Open Plan Kitchen, Lounge and Dining Area
- Ground Floor W/C
- En Suite to Master Bedroom
- Driveway and Attached Garage

- Three Bedroom Detached Family Home
- Utility Space
- Contemporary Family Bathroom
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£235,000**  
**For Sale**

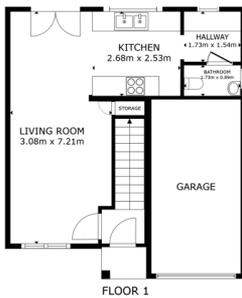
*Book your viewing today* Tel: 01302 247754

## Owner's View

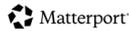
A spacious and modern living environment, the property features an inviting entrance hallway leading to a bright and airy open-plan living, dining, and kitchen area. The dining space benefits from patio doors that open directly onto a low-maintenance rear garden. The kitchen is thoughtfully designed with ample storage and workspace, complemented by a convenient utility room and a downstairs WC for guests. Upstairs, you'll find three generously sized double bedrooms, including a master bedroom with a private en-suite bathroom.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 27.8 m<sup>2</sup> FLOOR 2: 44.2 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 2.8 m<sup>2</sup> GARAGE: 8.5 m<sup>2</sup> VERANDA: 1.3 m<sup>2</sup>  
TOTAL: 82.8 m<sup>2</sup> \*4.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Open Plan Kitchen/Lounge/Diner



## Utility

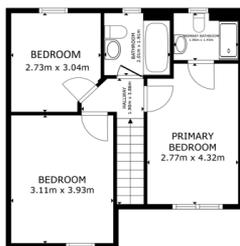


## W/C



## First Floor

### Floor Plan



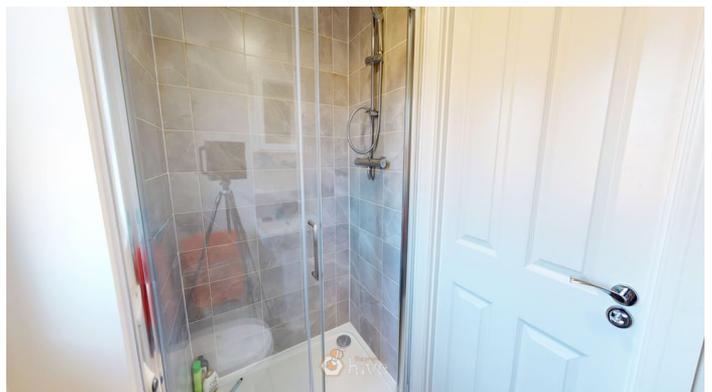
FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 37.8 m<sup>2</sup> FLOOR 2 44.2 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH 22.8 m<sup>2</sup> GARAGE 14.9 m<sup>2</sup> VERANDA 1.3 m<sup>2</sup>  
 TOTAL: 82.0 m<sup>2</sup>

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## Master Bedroom & En Suite



## Bedroom





**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 9/1/2021

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 9/1/2021

Boiler Location - Garage

Approximate Electrical System Installation Date - 9/1/2021

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	