

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

**Hayfield Close, Barnby Dun, Doncaster.**



- 3D Virtual Tour Available
- Well Presented and Refurbished Throughout
- Sun Room Overlooking the Garden
- Ground Floor W/C and a Family Bathroom
- Detached Garage, Driveway and EV Charger

- Three Bedroom Detached Family Home
- Modern Kitchen Diner
- Lounge
- Rear Enclosed Garden
- Local amenities, Schools and Transport Links

**£285,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

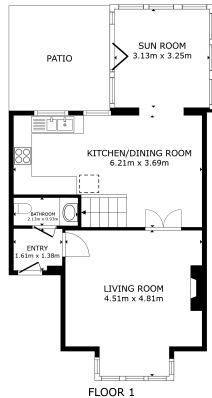


## Owner's View

Fully refurbished throughout with spacious open-plan layout ideal for modern living. Quiet and safe cul-de-sac location. Excellent local primary school within walking distance. Desirable village setting with strong community feel

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 30.2 sqm, FLOOR 2: 11.8 sqm  
ENCLOSED AREAS: FLOOR 1: 11.8 sqm  
TOTAL: 42.0 sqm (approximate)

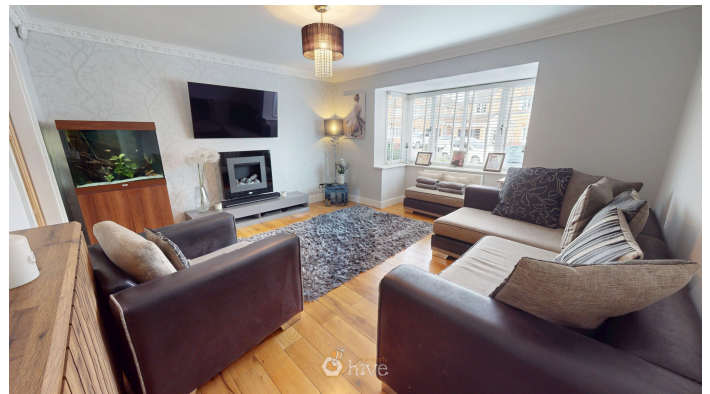
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Kitchen Diner



## Lounge





## Sun Room

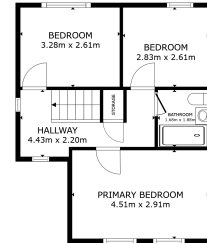


## W/C



## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 20.4 sqm FLOOR 2: 24.6 sqm  
EXCLUDED AREA: 11.5 sqm  
TOTAL: 33.5 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Master Bedroom



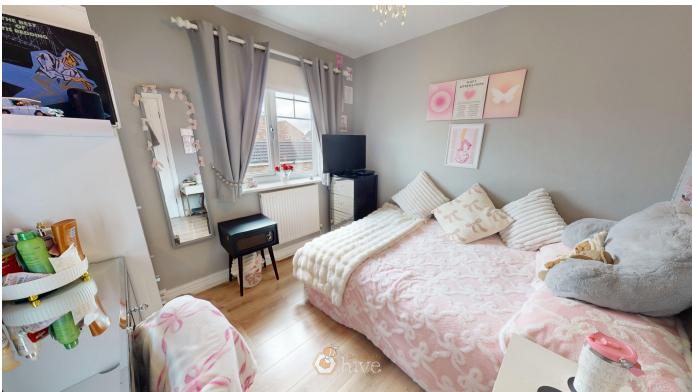
## Bedroom







**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**





## Garage



## 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 - 1/1/1998

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 1/1/1998

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 1/1/1998

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

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

