

4 Bedroom(s), Semi-Detached House, Freehold

High Street, Hatfield, Doncaster.



- 3D Virtual Tour Available
- Four Bedroom Semi Detached Family Home
- Lounge
- Conservatory
- Sizeable Rear Enclosed Garden

- No Chain
- Breakfast Kitchen
- Dining Room
- Family Bathroom and Ground Floor W/C
- Driveway and Garage

£335,000
For Sale

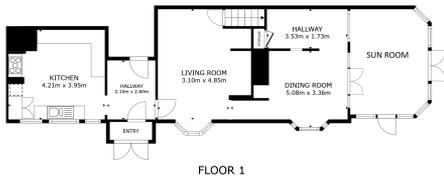
Book your viewing today Tel: 01302 247754

Owner's View

33 High Street is a charming four-bedroom character cottage that perfectly blends period personality with comfortable family living. Full of warmth and individuality, the home offers inviting spaces where cosy winter evenings can be enjoyed in front of the log burner, while warmer months are made for relaxing and entertaining in the generously sized garden. The property's traditional features, combined with practical living space, give it a welcoming, homely feel that's ideal for both quiet nights in and lively summer gatherings. Set along the historic High Street in Hatfield, it's a home with real heart, character, and a sense of lifestyle as much as bricks and mortar.

Ground Floor

Floor Plan



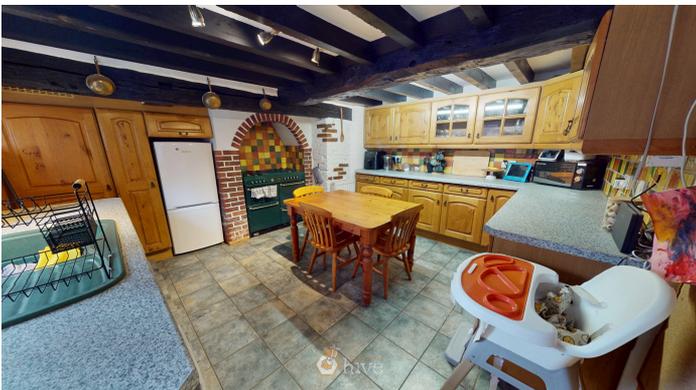
GROSS INTERNAL AREA:
 FLOOR: 35.5 sq m FLOOR: 25.3 sq m
 EXCLUDED AREAS: PARTS 1.5 sq m GARAGE 25.3 sq m PARTS 22.9 sq m
 TOTAL: 129.3 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Breakfast Kitchen



Lounge



Dining Room



Conservatory



WC



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 2: 91.5 m² FLOOR 3: 23.3 m² PATIO: 22.9 m²
EXCLUDED AREAS: PART 1: 1.5 m² PART 2: 20.3 m²
TOTAL: 128.3 m²
NOTE: AREA OF COVERINGS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom



Bedroom



Bedroom



Bedroom



Hallway/Dressing Area



Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 10/3/2022

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 10/3/2022

Boiler Location - Kitchen



Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 