

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

**Amanda Drive, Hatfield, Doncaster.**



- 3D Virtual Tour Available
- Recently Fully Refurbished
- Modern Kitchen Diner
- Family Bathroom
- Driveway and Garage

- No Chain
- Three Bedroom Semi Detached Property
- Ground Floor W/C & Utility Cupboard
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£185,000**  
**For Sale**

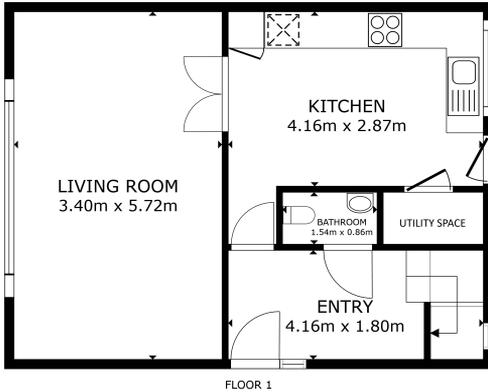
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## Owner's View

Offered to the market with no onward chain, this spacious three-bedroom semi-detached home is located on the popular Amanda Drive in Hatfield, Doncaster and has been recently fully refurbished, making it an ideal purchase for first-time buyers, growing families, or investors alike. The accommodation begins with a welcoming entrance hallway and has a generous lounge, providing a comfortable and bright living space. To the rear, the property boasts a modern kitchen diner with a utility cupboard, well-suited for everyday family life and entertaining, with space for dining. A convenient ground-floor WC completes the downstairs layout. To the first floor are three well-proportioned bedrooms, all offering good space and flexibility, alongside a family bathroom. Externally, the property benefits from a sizeable rear garden, ideal for outdoor enjoyment, as well as a driveway and garage providing off-road parking and additional storage. Well presented and ready to move into, this home offers excellent value in a popular residential location.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 42.8 sqm FLOOR 2: 42.4 sqm  
TOTAL: 85.2 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Lounge



### Kitchen Diner

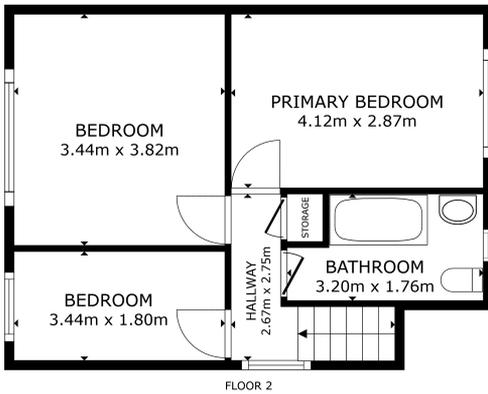


## W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA:  
FLOOR 1: 82.2m<sup>2</sup> FLOOR 2: 45.4m<sup>2</sup>  
TOTAL: 127.6m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Externals

## Front Aspect



Approximate Water Heating Installation Date - 1/7/2014

Boiler Location - Utility room

Approximate Electrical System Installation Date - 1/7/2014

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.

## Rear Garden



## Property Information

Council Tax Band - B

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 - 1/7/2014

Water Heating System - Gas boiler (Combi)

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 