

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

High Street, Hatfield, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Family Home
- Kitchen
- Multiple Outbuildings for Storage and Utility Space
- Driveway and Garage to the Rear of the Property
- No Chain
- Two Spacious Reception Rooms
- Family Bathroom
- Sizeable Rear Garden
- Local Amenities, Schools and Transport Links

£290,000
For Sale

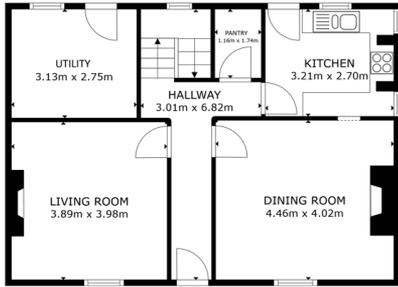
Book your viewing today Tel: 01302 247754

Owner's View

Having lived in this spacious property for almost 30 years, we are now downsizing. The three large double bedrooms have provided great spaces for our families needs and hobbies. The courtyard offers ample parking and the secluded mature garden has played host to many family events over the years. Barbecues being a firm family favourite.

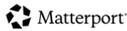
Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 92.2m² FLOOR 2: 5.3m²
EXCLUDED AREA: TERRACE: 21.9m²
TOTAL: 130.5m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Kitchen



Lounge



Dining Room

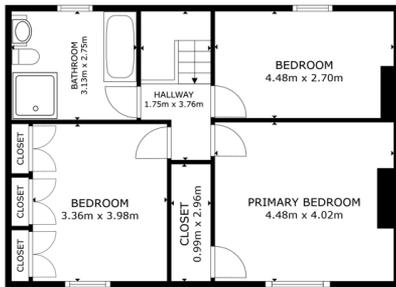


Master Bedroom



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 62.3 m² FLOOR 2: 62.3 m²
EXCLUDED AREAS - VERANDA 21.0 m²
TOTAL: 110.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden





Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 8/4/2025

Boiler Location - In the utility/washroom

Approximate Electrical System Installation Date - 9/29/1997

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Restrictions or rights relating to the property - This house is in a conservation area.

This house and next door have rights over the drive to get to the house and also dig it up for drains, and services. Neither house owns the drive it is unregistered.

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		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 