

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

**Old Thorne Road, Hatfield, Doncaster.**



- 3D Virtual Tour Available
- Renovated to a High Standard
- Utility Space and Ground Floor W/C
- Contemporary Family Bathroom
- Driveway

- Three Bedroom Detached Unique Family Home
- Modern Kitchen Diner
- Spacious Lounge
- Landscaped Rear Garden
- Local Amenities and Transport Links

**£280,000**  
**For Sale**

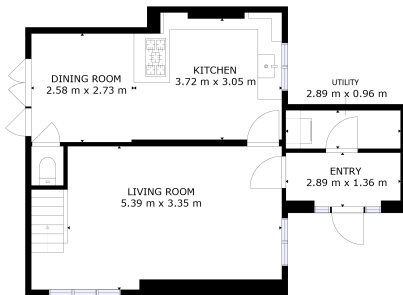
*Book your viewing today* Tel: 01302 247754

## Owner's View

Ideally placed for easy motorway access. Great area with plenty going on. The house is warm in winter and cool in the summer, the kitchen and bathroom are modern and practical.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 56 sqm, FLOOR 2: 47 sqm  
TOTAL: 103 sqm  
\*GROSS AREA INCLUDING HALL, KITCHEN, BATHROOM, UTILITY, REAR GARDEN

Matterport

### Entry



### Kitchen Diner



### Lounge





Utility Room

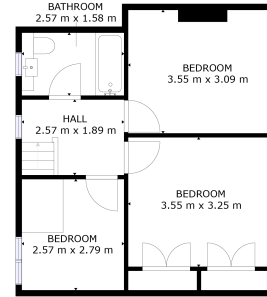


W/C



First Floor

Floor Plan

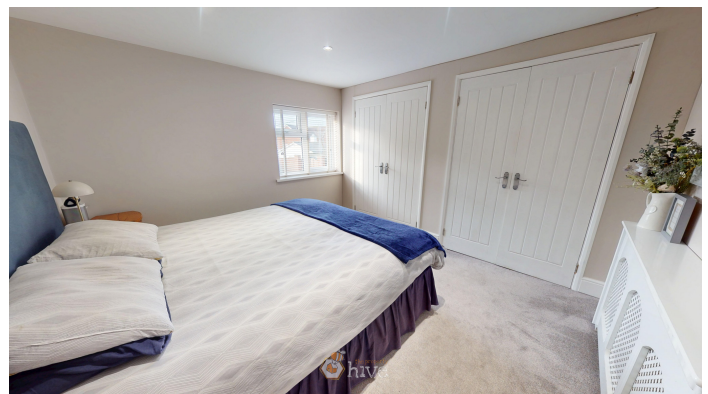


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 35.00 m<sup>2</sup> FLOOR 2: 47.00 m<sup>2</sup>  
TOTAL: 82.00 m<sup>2</sup>  
MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom



Bedroom

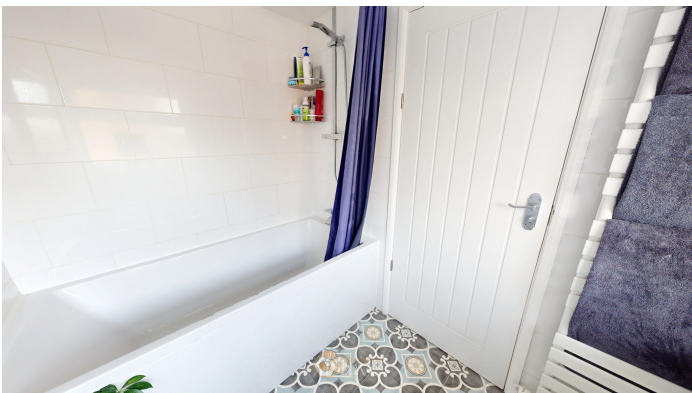




**Bedroom**



**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 - 8/1/2020

Water Heating System - Gas boiler (Combi)



Approximate Water Heating Installation Date - 8/1/2020

Boiler Location - Kitchen Cupboard

Approximate Electrical System Installation Date - 8/1/2020

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

