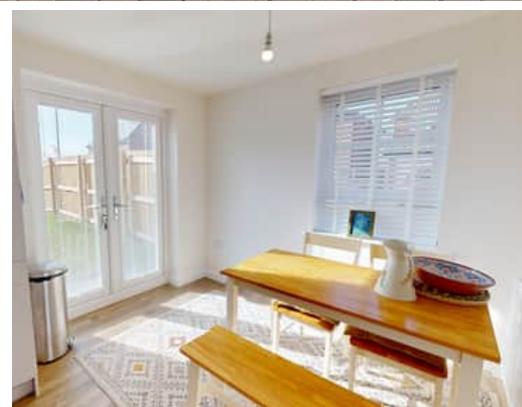


3 Bedroom(s), Detached House, Freehold

Farmhouse Drive, Hatfield, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Ground Floor W/C
- Parking for Two Cars
- Family Bathroom

- Three Bedroom Detached House on a Popular Estate
- Lounge
- Rear Enclosed Garden
- En Suite to Master Bedroom
- Modern and Well Presented Throughout

£235,000

For Sale

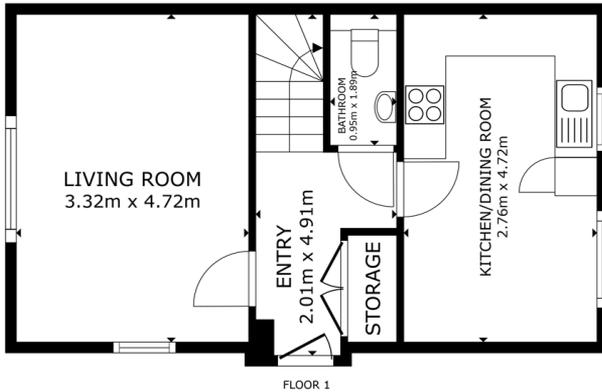
Book your viewing today Tel: 01302 247754

Owner's View

Discover a peaceful 3 bed detached property situated in a quiet corner plot at the back of this highly sought after estate. This property offers convenient visitor parking as well as a double driveway. It is close to schools, making it ideal for families. Quarry Park, with its green spaces, is nearby for walking or running. The house has plenty of space, additional storage and is in excellent condition. It provides easy access to the M18 and the rest of Doncaster with local amenities very close by. The local chippy is great too!

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 36.3 m² FLOOR 2: 31.1 m²
TOTAL: 67.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Kitchen Diner

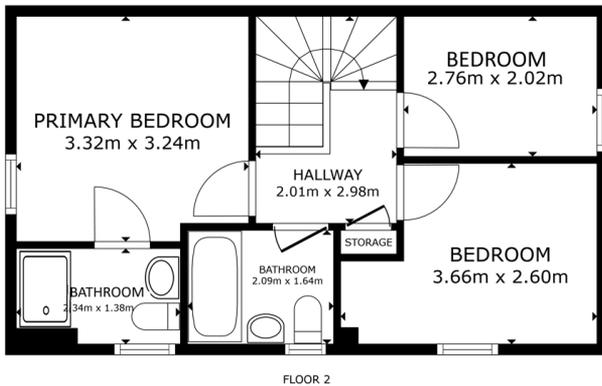


W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 2: 30.21sqm. STAIRWAY: 2.91 x 1.1sqm
TOTAL: 33.44sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom and En Suite



Bedroom



Bedroom



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 - 3/12/2024

Water Heating System - Gas boiler (Combi)



Approximate Water Heating Installation Date - 3/12/2024

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 11/3/24

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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	