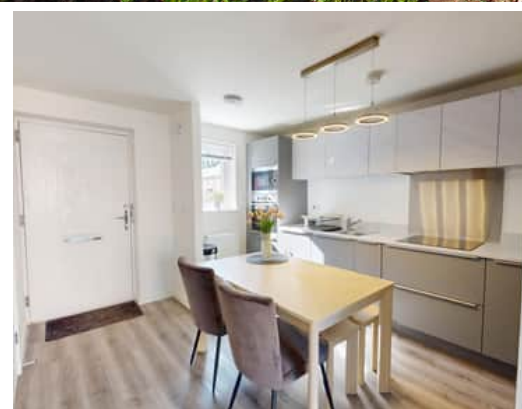


2 Bedroom(s), Terraced House, Freehold

Shield Close, Hatfield, Doncaster.



- No Chain
- Modern Breakfast Kitchen with High Quality Finishings and Integral Appliances
- Popular Location Close to Amenities and Motorway links
- Allocated Parking Space
- Great Opportunity for First Time Buyers and Investors

- Two Double Bedroom Terraced Home
- Open Plan Living Space with Bifold Doors
- Contemporary Family Bathroom
- Passageway From Rear Garden to Front of Property
- Ground Floor W/C Also used as Cloakroom

£165,000
For Sale

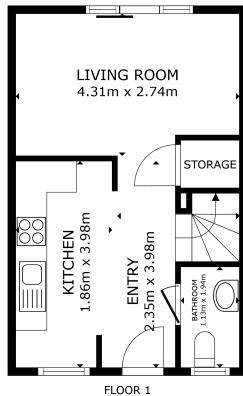
Book your viewing today Tel: 01302 247754

Owner's View

NEEDS TO BE VIEWED FOR SIZE TO BE APPRECIATED. Located on a modern estate in Hatfield with NO CHAIN, this stylish 2-bedroom terraced home on Shield Close offers contemporary living and high quality finishings in a sought-after setting. The ground floor boasts a modern open-plan breakfast kitchen with integral appliances flowing seamlessly into the lounge area, with bi-fold doors opening onto the rear enclosed garden—perfect for indoor-outdoor living. A ground floor W/C adds convenience and can also be used as a cloakroom. Upstairs, the property features two well-proportioned double bedrooms and a contemporary family bathroom. Externally, a passageway provides access from the rear garden around to the front of the home, and an allocated parking space ensures easy parking. An ideal home for first-time buyers or investors in a desirable location!

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 20.4 m² FLOOR 2: 20.4 m²
TOTAL: 40.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Breakfast Kitchen



Lounge



W/C



First Floor



the property
hive

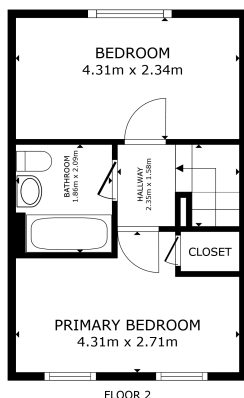
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Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 20.4 m² FLOOR 2: 20.4 m²
TOTAL: 40.8 m²
SIZES AND CORRESPONDING FIGS APPROXIMATE, ACTUAL MAY VARY



Family Bathroom



Externals

Front Aspect



Master Bedroom



Bedroom



Rear Garden



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.



affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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.

Parking



Property Information

Council Tax Band - A

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 - 9/10/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 9/10/2023

Boiler Location - Front bedroom cupboard

Approximate Electrical System Installation Date - 9/10/2023

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

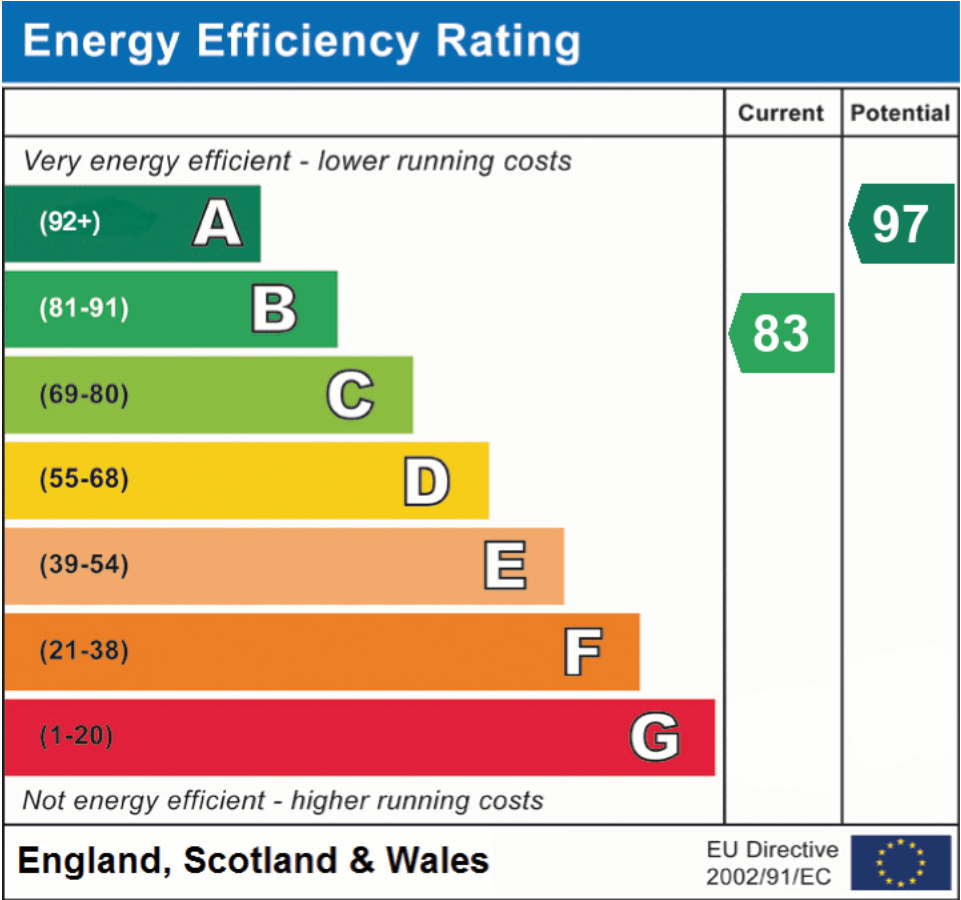
Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development

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



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.