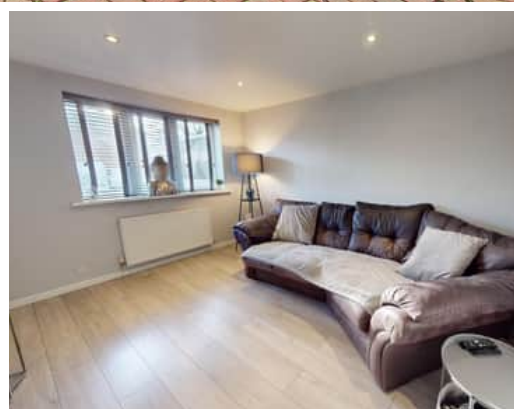


2 Bedroom(s), Detached House, Freehold

Hund Oak Drive, Hatfield, Doncaster.



- 3D Virtual Tour Available
- Modern Breakfast Kitchen
- Contemporary Family Bathroom
- Driveway and Garage offering Ample Parking
- Popular Area with Local Amenities

- Two Bedroom Detached Home
- Utility Room
- Rear Enclosed Garden
- Lounge

**Offers over
£160,000
For Sale**

Book your viewing today Tel: 01302 247754

Owner's View

Detached family home with a garage which has a modern look inside and out and is ready to move into! It is Located in the heart of Hatfield which has many facilities around within walking distances. Items inside can also be left by request.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 35.0 m² FLOOR 2: 21.4 m²
BRICKLAYER AREA: GARAGE: 10.2 m²
TOTAL: 66.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Breakfast Kitchen



Lounge



Utility Room



First Floor

Floor Plan



FLOOR 2

GRAND INTERNAL AREA
FLOOR 1: 10.0 sqm FLOOR 2: 11.4 sqm
EXCLUDED AREA: GARAGE 10.2 sqm
TOTAL: 31.6 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Approximate Electrical System Installation Date - 1/1/2000

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 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.

Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1/1/2020

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/1/2020

Boiler Location - Spare bedroom

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

