

3 Bedroom(s), End of Terrace House, Freehold

Farmhouse Drive, Hatfield, Doncaster.



- 3D Virtual Tour Available
- Lounge
- Ground Floor W/C
- En Suite to Master Bedroom
- Driveway and EV Charging

- Three Bedroom End Of Terrace Home
- Modern Kitchen Diner
- Family Bathroom
- Rear Enclosed Garden
- Local Amenities and Transport Links

£210,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Our property is situated on a lovely street out the way of busy roads with friendly neighbours. Our garden is a sun trap and have loved spending summers hosting friends and family, particularly with the garden having no one overlooking us. There are so many close amenities within walking distance to facilitate a nice evening walk. Plus the estate has a lovely park area at the back, perfect for walks. We have extended the patio with lovely Indian stone only last year too. Our kitchen gets so much light due to the south east facing garden and therefore it is lovely cooking in their on an evening, especially with our hand chosen porcelain tiles.

Ground Floor

Floor Plan



FLOOR 1



Kitchen Diner



Lounge

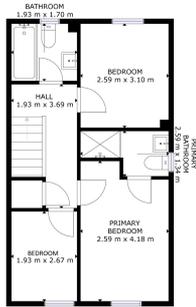


W/C



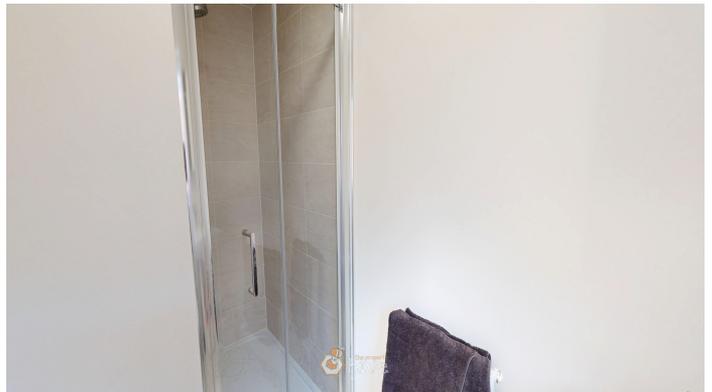
First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 28m² FLOOR 2: 28m²
TOTAL: 56m²
SIZES AND EXPERIMENTAL MEASUREMENTS. DIMENSIONS MAY VARY.

FLOOR 2



Master Bedroom & En Suite



Bedroom



Bedroom



Family Bathroom

Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

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 - 3/3/2024

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 3/3/2024

Boiler Location - In the kitchen

Approximate Electrical System Installation Date - 3/3/2024

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(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	