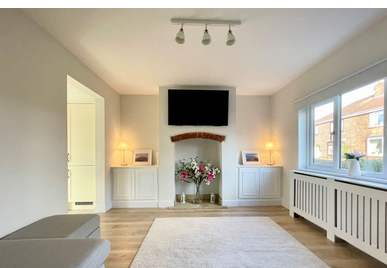


Anson Grove
Auckley
DN9 3QN
01302 867888

 3KeysProperty



Howville Avenue, Doncaster

£185,950

**** YOUR SECOND CHANCE TO OWN THIS BEAUTIFUL HOME **** 3Keys Property are delighted to offer for sale, this beautiful, fully renovated 3 bedroom semi detached property, situated in a quiet cul de sac in Hatfield, Doncaster. The property has a detached garage, off street parking and stunning views to the rear. Perfect opportunity for a first time buyer or small family. Call 3Keys Property today for details 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- IMMACULATE CONDITION
- INTEGRATED KITCHEN APPLIANCES TO INCLUDE OVEN, HOB, FRIDGE & FREEZER
- LARGE REAR SOUTH FACING GARDEN NOT OVERLOOKED
- PERFECT OPPORTUNITY FOR A FTB OR SMALL FAMILY

- REFURBISHED THROUGHOUT
- FULLY FITTED CREAM SHAKER STYLE KITCHEN WITH WOOD EFFECT WORKTOPS
- MODERN BATHROOM WITH SHOWER OVER BATH
- DETACHED GARAGE WITH PARKING FOR 2 CARS
- QUIET CUL DE SAC LOCATION

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale, this beautiful, fully renovated 3 bedroom semi detached property, situated in a quiet cul de sac in Hatfield, Doncaster. The property has a detached garage, off street parking and stunning views to the rear. Perfect opportunity for a first time buyer or small family.

GROUND FLOOR ACCOMMODATION

Entrance hallway with tiled floor, radiator and single pendant light fitting gives access to the lounge and the stairs to the first floor accommodation. The Lounge is a lovely bright open room with front aspect window, wood effect laminate flooring, bespoke cabinets providing additional storage, feature chimney breast wall, radiator and single pendant light fitting.

Open plan kitchen and diner looks out onto the rear garden with French doors and a window making the most of the private, open aspect view to the rear of this property. The kitchen is fully fitted with a range of floor and wall cream shaker style units with wood effect worktops and tiled splashbacks. Integrated appliances include fridge, freezer, oven, hob, plumbing for washing machine and a stunning white ceramic 1.5 sink unit with mixer tap. There is an island with units underneath and space to dine as well as additional space in the kitchen for a family sized dining table. There is a pantry with side aspect window, radiator, spot lighting, single pendant light fitting to the dining area and the floor is tiled.

FIRST FLOOR

Landing with side aspect window, carpet to floor and single pendant light fitting. There is access to all rooms and the loft.

Bedroom 1 is front aspect with wood effect laminate flooring, single pendant light fitting and radiator. There is a child's bespoke cabin bed fitted with storage and hanging space. The vendors are happy to leave this or remove it depending on the needs of the buyer.

Bedroom 2 is rear aspect with a stunning, uninterrupted view, single pendant light fitting, radiator and wood effect laminate floor.

Bedroom 3 has a front aspect window, alcove hanging space and shelving making great use of the space, wood effect laminate flooring, radiator and single pendant light fitting.

The modern part tiled family bathroom has a white suite comprising bath tub with shower over, hand basin with unit and wc. There is a rear aspect obscure glass window, tiled floor, radiator and spot lighting.

EXTERNAL

To the front of the property is a shared driveway giving access to parking and the detached garage. There is a grass lawn to the front of the property with shrub borders and access to the rear garden. The large rear garden is south facing and not overlooked which creates a private area to relax outdoors. There is a concrete patio area and shrub borders.

The property is located in a quiet cul de sac off Cemetery Road which is between Hatfield Woodhouse and Hatfield. With easy access to an open park, local amenities and motorway links, this property is well situated for commuting and local transport links. To view this property, contact 3Keys Property 01302 867888

ENTRANCE HALL



LOUNGE

4.26m x 3.69m (14' 0" x 12' 1")

KITCHEN/DINING ROOM

3.31m x 5.21m (10' 10" x 17' 1")

LANDING

BEDROOM 1

3.01m x 3.60m (9' 11" x 11' 10")

BEDROOM 2

3.05m x 3.27m (10' 0" x 10' 9")

BEDROOM 3

1.13m x 2.52m (3' 8" x 8' 3") CHANGING TO 2.15m x 1.83m (7' 1" x 6' 0")

BATHROOM

2.09m x 2.30m (6' 10" x 7' 7")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

DISCLAIMER

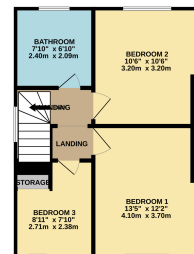
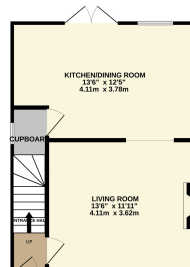
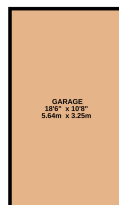
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR
589 sq ft, (54.7 sq.m.) approx.

1ST FLOOR
385 sq ft, (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq ft, (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the statistics contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The ground, structure and equipment shown here has been measured to the best of our knowledge and belief.

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