

2 Bedroom(s), Semi-Detached House, Freehold

Crookesbroom Lane, Hatfield, Doncaster.



- 3D Virtual Tour Available
- Two Bedroom Semi Detached Home
- Lounge
- Family Bathroom
- Local Amenities, Schools and Transport Links

- No Chain
- Kitchen Diner
- Lean To and Ground Floor W/C
- Spacious Rear Enclosed Garden with Multiple Sheds
- Driveway and Garage to Rear

£169,950
For Sale

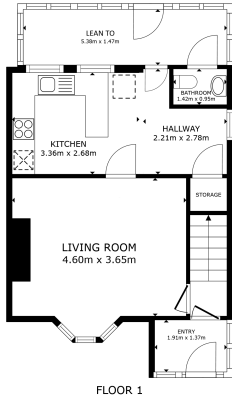
Book your viewing today Tel: 01302 247754

Owner's View

Quiet area. Co-op, chippy, vets & charity shop at the end of the street. Close to schools. Block paved front garden, space for 2 cars. Handy entrance porch. Good sized living room with bay window & kitchen diner. Good sized pantry with original stone slab. Rear porch with hand sink, plumbing for washing machine & access to downstairs wc. Good sized split level rear garden, partly paved partly to lawn. A number of outbuildings provide plenty of storage. One newly built. Electricity to garage. Garden feels private & gets the sun most of the day. Spacious fully tiled bathroom. 2 spacious bedrooms with built in storage. Master bedroom, stairs & living room carpeted August '25. New Baxi gas combi boiler fitted March '26.

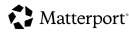
Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 49.2 sq. ft. TOTAL: 233.0 sq. ft.
TOTAL: 85.9 sq. m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Kitchen Diner



Lean To

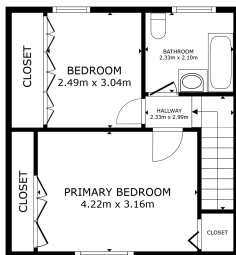


W/C



First Floor

Floor Plan

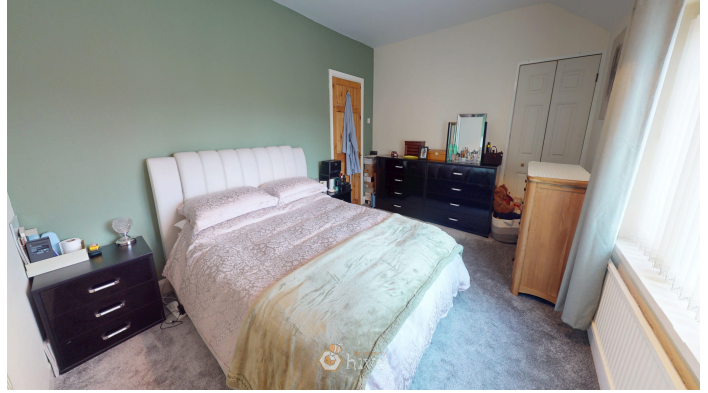


FLOOR 2

GRGSS INTERNAL AREA
FLOOR 1: 83.2 m² FLOOR 2: 37.9 m²
TOTAL: 121.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bedroom



Bathroom



Externals

Front Aspect



Approximate Water Heating Installation Date - 3/13/2026

Boiler Location - In the wardrobe of the rear bedroom

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

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.

Rear Enclosed



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 - March 2026

Water Heating System - Gas boiler (Combi)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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	