



37 Ash Hill Crescent, Hatfield, Doncaster, DN7 6HZ
£199,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this extended and improved semi detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern breakfast kitchen with quartz worktops plus contemporary 4 piece bathroom and WC. Items of note include French doors to the rear plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, breakfast kitchen, lounge, conservatory and WC. There are 3 well proportioned bedrooms plus a 4 piece bathroom accessed from the first floor landing.

There are well presented gardens plus parking for a number of cars and a detached garage.

Tenure - Freehold
Council tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling. Access to store.

Lounge 19'0"(max) x 11'3"(max) (5.80m(max) x 3.44m(max))

With timber flooring and blinds.

Breakfast Kitchen 13'4"(max) x 12'7"(max) (4.07m(max) x 3.85m(max))

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus island unit and breakfast bar. With oven, induction hob and fridge freezer plus dishwasher. 1.5 sink and mixer tap plus floor tiling.

Conservatory 8'7" x 8'2" (2.64m x 2.50m)

having a solid roof, recessed spot lights, floor tiling and blinds plus French doors leading to rear garden.

WC 3'2" x 2'10" (0.99m x 0.87m)

Having contemporary white sanitary ware with tiling, floor tiling, vanity basin, chrome ladder radiator and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'8" x 11'4" (3.88m x 3.47m)

With laminate flooring and blinds.

Bedroom 2 13'5" x 9'8" (4.11m x 2.95m)

With laminate flooring and blinds.

Bedroom 3 11'4" x 6'2" (3.46m x 1.89m)

With recessed spot lights, laminate flooring and blinds.

Bathroom 10'2" x 5'6" (3.11m x 1.68m)

Having a contemporary 4 piece suite with separate bath and shower, vanity basin, tiling, floor tiling, chrome ladder radiator and recessed spot lights. Access to store.

EXTERNAL

There are well presented gardens plus parking for a number of cars and a detached garage.



Total floor area: 96.5 sq.m. (1,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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