



Cleveland Way, Hatfield Doncaster DN7 6SP

welcome to

Cleveland Way, Hatfield Doncaster

Perfect for a wide variety of buyers, Cleveland Way is a well presented family home in a sought after location in Hatfield. Providing additional living space and an en suite, viewing is highly recommended to appreciate everything that is on offer! Call today to arrange your viewing- don't miss out!



Entrance Porch

Featuring a side facing double glazed window.

Entrance Hall

With stairs leading to the first floor.

Lounge/ Diner

Including a rear facing double glazed window, carpet floor covering, two central heating radiators and a storage space.

Kitchen

The extended fitted kitchen, which includes both wall and base units, features a fridge/ freezer, a sink and drainer unit, an oven and a hob. The kitchen also includes a tiled splash back, a rear facing door, a rear facing double glazed window, tiled floor covering and a central heating radiator.

Landing

Comprising of a side facing double glazed window, carpet floor covering, loft access, a central heating radiator and a storage space.

Bedroom One

Including a front facing double glazed window, a central heating radiator, carpet floor covering and fitted wardrobes.

Bedroom Two

Featuring a rear facing double glazed window, carpet floor covering and a central heating radiator.

Bedroom Three

Comprising of a front facing double glazed window, carpet floor covering and a central heating radiator.

Bedroom Four

Comprising of a front facing double glazed window, carpet floor covering, spot lights and a central heating radiator.

En Suite

Including a walk in shower, tiled floor and wall covering, a hand wash basin, a WC and heated towel

rail.

Bathroom

Featuring a shower over the bath, fully tiled wall and floor covering where visible. a WC, wash hand basin, a rear facing double glazed window and a heated towel radiator.

Rear Garden

Including a paved area, a lawn space, fencing to all sides, gated access, a shed and an outdoor tap.



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welcome to

Cleveland Way, Hatfield Doncaster

- Offers In The Region Of £215,000 - £220,000
- Four Bedroom Extended Semi Detached.
- Well Presented Interiors Through Out.
- Good Sized Rear Garden.
- Perfect Family Home!

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of
£215,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106631 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 842999



Hatfield@williamhbrown.co.uk



1 Station Road, Hatfield, DONCASTER, South
Yorkshire, DN7 6QD



williamhbrown.co.uk