



Arlington Road, Hatfield Doncaster DN7 6EF

welcome to

Arlington Road, Hatfield Doncaster

Look no further for a perfect First Home! Located on the popular estate of Arlington Road and featuring two good sized bedrooms, an enclosed rear garden and off road parking this property is not one to be missed! Call us on 01302 842999 to arrange your viewing!



Agents Note

All services/appliances have not and will not be tested.

Entrance Hall

Featuring vinyl floor covering, a central heating radiator and a storage space.

Downstairs Wc

Comprising of a WC, wash hand basin and a central heating radiator.

Lounge

Featuring carpet floor covering, radiator central heating, rear facing french doors leading to the rear garden and a double glazed rear facing window.

Kitchen

With both wall and base units, the kitchen features a front facing double glazed window, a fridge/ freezer, an oven and hob and vinyl floor covering.

Landing

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

Bedroom One

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

Bedroom Two

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

Bathroom

Including a WC, a wash hand basin, a shower over the bath, a central heating radiator, vinyl floor covering and partially tiled wall coverings where visible.

Rear Garden

Comprising of a paved area, astro turf and outdoor tap.



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Arlington Road, Hatfield Doncaster

- Offered To The Market with NO CHAIN!
- Two Bedroom End Terrace
- Sought After Location
- Ideal First Home
- Off Street Parking

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

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106369 - 0003

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.


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