sales
lettings
and service

horton knights of doncaster

9 Fallow Road, Hatfield, Doncaster, DN7 6FT

/ 3 BEDROOM SEMI DETACHED / SMARLTY PRESENTED THROUGHOUT / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / LOUNGE / MODERN DINING KITCHEN / GROUND FLOOR WC / 3 GOOD SIZE BEDROOMS /HOUSE BATHROOM / DRIVEWAY PROVIDING OFF STREET PARKING / CLOSE TO AMENITIES / POPULAR LOCATION / VIEWING A MUST //

A lovely 3 bedroom semi detached property in a popular location. The property briefly comprises: Entrance hall, ground floor WC, lounge, dining kitchen. First Floor landing, 3 good sized bedrooms and a moden house bathroom. Outside: driveway providing off street parking. The property is in a popular location, close to amenities including shops and transport links. Ideal for first time buyers and a growing family. Must be Viewed.

Offers Over £180,000

39 Printing Office Street, Doncaster, DN1 1TP
Tel: 01302 760322 Fax: 01302 760344

www.hortonknights.co.uk

ACCOMMODATION
The property details are currently being prepared and will be available shortly. Should you wish to view the property please contact the office on 01302 760322.

PORCH

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE
4.62m zx 4.37m (15'2" zx 14'4")

DINING KITCHEN
4.62m x 2.72m (15'2" x 8'11")

FIRST FLOOR LANDING

BEDROOM 1
3.73m x 2.46m (12'3" x 8'1")

BEDROOM 2
3.43m x 2.49m (11'3" x 8'2")

BEDROOM 3
2.74m x 2.06m (9'0" x 6'9")

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD Service Charge - TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

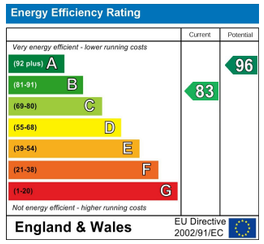
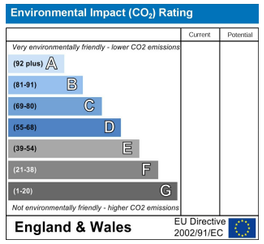
VIEWING - By prior telephone appointment with horton knights estate agents.

AML COMPLIANCE - The appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. Therefore there will be a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence. Please be advised all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.