

horton knights of doncaster

sales  
lettings  
and service



**Paddock Way, Hatfield, Doncaster, DN7 6DY**  
**Guide Price £125,000 - £135,000**

**BEAUTIFUL 2 BEDROOM DUPLEX PROPERTY / LARGEST STYLE DUPLEX AT 78M2 GIA COMPARED TO SAY ADJOINING PROPERTY AT 58M2 / OVERLOOKING COUNTRYSIDE TO THE REAR / 1 PARKING SPACE / VIEWING RECOMMENDED //**

Located on the fringe of Hatfield village, with lovely views to the rear, a beautiful 2 bedroom 2 storey duplex property. Immaculate throughout, it has a gas radiator central heating system via a combination type boiler, PVC double glazing (plus timber casement velux windows) and briefly comprises: Private entrance door to a little lobby with stairs to the first floor landing, large open plan living dining kitchen with integrated appliances, bedroom 2, bathroom, upper floor, large principal bedroom suite including an en suite shower room. Outside to the front there are 2 car parking spaces. Well positioned with views towards the country side plus there is easy access to Hatfield's many and varied amenities including good access to the M180, M18 and motorway networks.

**ACCOMMODATION**

A composite double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central ceiling pendant light and a door to the first floor landing.

**FIRST FLOOR LANDING**

This is a good size, it has a staircase continuing to the upper floor, a PVC double glazed window to the front, a central heating radiator, a central ceiling pendant light and a door into an open plan living dining kitchen.

**OPEN PLAN LIVING DINING KITCHEN  
18'10" x 12'6" (5.74m x 3.81m)**

This is probably better demonstrated by the floor plan and photographs, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling pendant light and opens into the kitchen and breakfast area. There is a range of modern high and low level units finished with a work surface over including a single drain stainless steel sink unit, there is a four ring gas hob, an integrated oven, an extractor hood, recesses suitable for fridge, freezers etc plus a recess for a washing machine with plumbing laid on. There is a vinyl floor covering, a central heating radiator, inset spotlighting to the ceiling and the work surface extends to provide a breakfast and dining area.

**BEDROOM 2  
13'0" x 8'6" (3.96m x 2.59m)**

Presently set up as pain cave, this has a PVC double glazed window with an outlook over the rear including farm land beyond, a central ceiling pendant light, a deep built in

cupboard which houses a gas fired combination type boiler which supplies domestic hot water and central heating systems.

**BATHROOM**

**8'4" max x 5'10" (2.54m max x 1.78m)**  
Fitted with a modern white suite comprising of a low flush W/C, a pedestal wash hand basin and panelled bath, there is ceramic tiling to the bathing and splashback areas with a coordinating floor tile. There is a PVC double glazed window, an extractor fan, inset spotlighting to the ceiling and a contemporary style towel rail / radiator.

**SECOND FLOOR LANDING**

**BEDROOM 1**

**15'10" max x 15'8" (4.83m max x 4.78m)**  
This is dedicated to a large principal bedroom suite, it is a good size, it has a dorma style window to the front and 3 double glazed velux windows with fitted blinds to the rear. There is a central heating radiator, a central ceiling light and a door which leads into the en suite shower room.

**EN SUITE SHOWER ROOM**

Again, this is all smartly finished with a shower enclosure housing a mains plumbed thermostatic shower, a wash hand basin, a low flush W/C, a towel rail / radiator, inset spotlighting and an extractor fan.

**OUTSIDE**

The property has 2 car parking spaces to the front.

**AGENTS NOTES:**

TENURE - LEASEHOLD.

DOUBLE GLAZING - PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - Band A.

BROADBAND - fast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

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

SECURITY - The property is alarmed.

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

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.

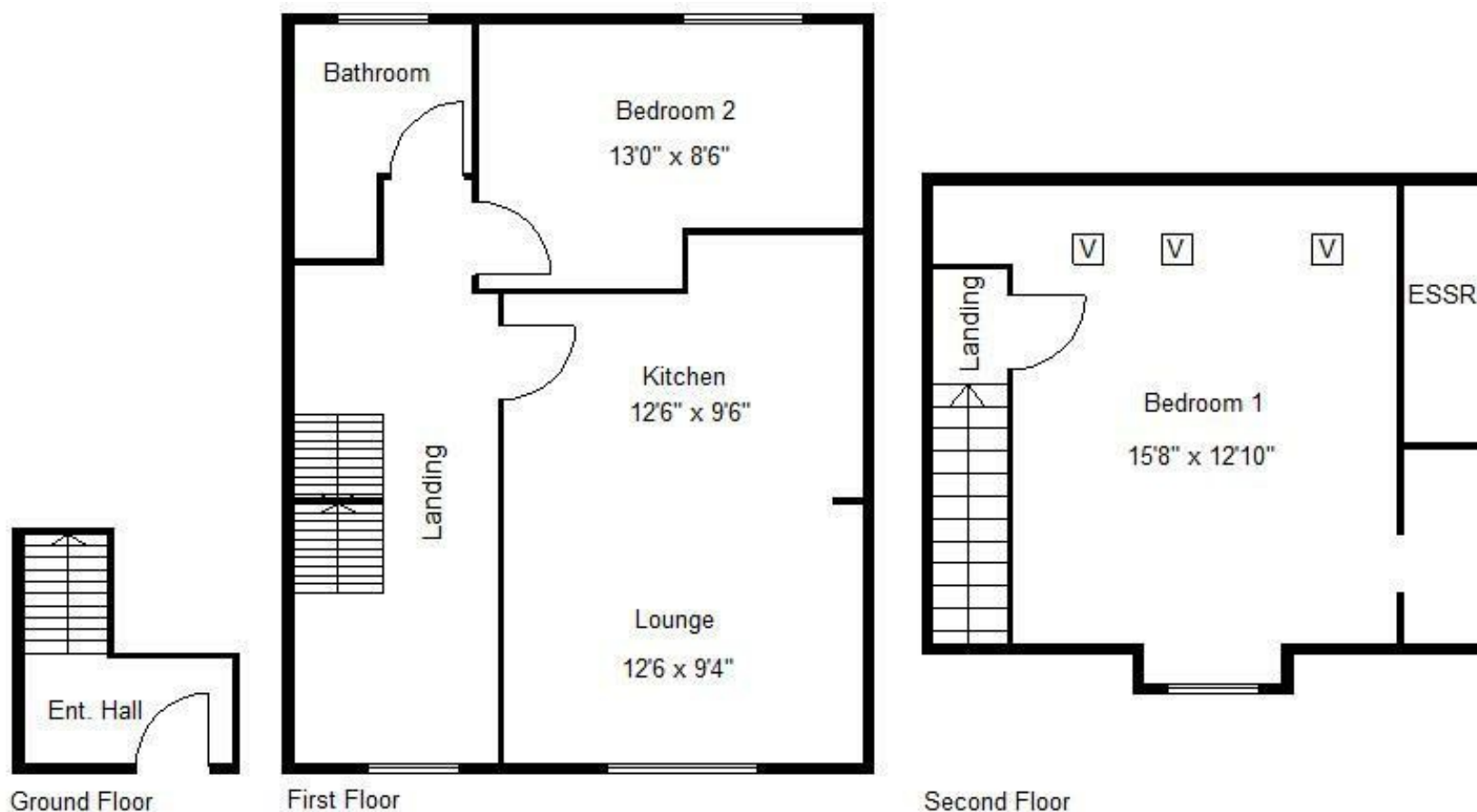
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Gross Internal Area: 78m sq