

# horton knights of doncaster

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**68 Milcroft Crescent, Hatfield, Doncaster, South Yorkshire, DN7 6LA**



**Located on this desirable roadway in the hart of the sought after village of Hatfield, sits an attractive 2 bedroom town house perfect for any young couple or family.**

The property is well served having a gas radiator central heating system, pvc double glazing and the accommodation on offer briefly comprises: Good sized lounge, large fitted dining/ kitchen, first floor landing, two double bedrooms and a three piece white suite bathroom. Outside, there are private enclosed front and rear gardens which are predominantly laid to lawn with private off-road parking. The property itself is well located with access to local amenities within Hatfield such as local shops, schools etc. Internal viewing is highly recommended to appreciate the accommodation on offer.

**£700 PCM**



## **ACCOMMODATION**

A pvc double glazed entrance door leads into the property's lounge.

## **LOUNGE**

4.17m x 3.38m (13'8" x 11'1")

This is a nice size having a pvc double glazed window to the front elevation, fireplace with electric fire inset and wooden fire surround, central heating radiator, central ceiling light, coving to the ceiling, doorway through into the kitchen and a door leading through to the staircase.

## **DINING KITCHEN**

4.32m x 2.39m (14'2" x 7'10")

A fitted kitchen with a range of wooden high and low level units with a rolled edge work surface incorporating a single bowl stainless steel sink unit. There is also a good amount of storage space, a central ceiling light, pvc double glazed window overlooking the rear elevation, central heating radiator, vinyl floor covering and tiling to the splashback areas. Also, there is a pvc double glazed exterior door and room for a dining table and chairs.

## **FIRST FLOOR LANDING**

Having a central ceiling light and doors to the bedrooms and bathroom.

## **BEDROOM 1**

3.68m x 3.40m (12'1" x 11'2")

This is a good sized double bedroom having a pvc double glazed window overlooking the front elevation, central heating radiator, central ceiling light and a built-in cupboard over the stair bulk head.

## **BEDROOM 2**

2.90m x 2.21m (9'6" x 7'3")

Again, a nice sized double bedroom having a pvc double glazed window overlooking the rear elevation, a central heating radiator and a central ceiling light.

## **BATHROOM**

1.98m x 1.63m (6'6" x 5'4")

Fitted with a white three piece suite comprising of a panel bath, low flush wc and wash basin. There's also a pvc double glazed window and vinyl floor covering.

## **OUTSIDE**

To the front of the property there is an enclosed front garden predominantly laid to lawn with concrete post and timber fencing and brick walling to the perimeters. While to the rear of the property there is an enclosed private rear garden again, predominantly laid to lawn.

## **AGENTS NOTES:**

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing.

HEATING - Gas radiator central heating.

COUNCIL TAX - Band A.

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.

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