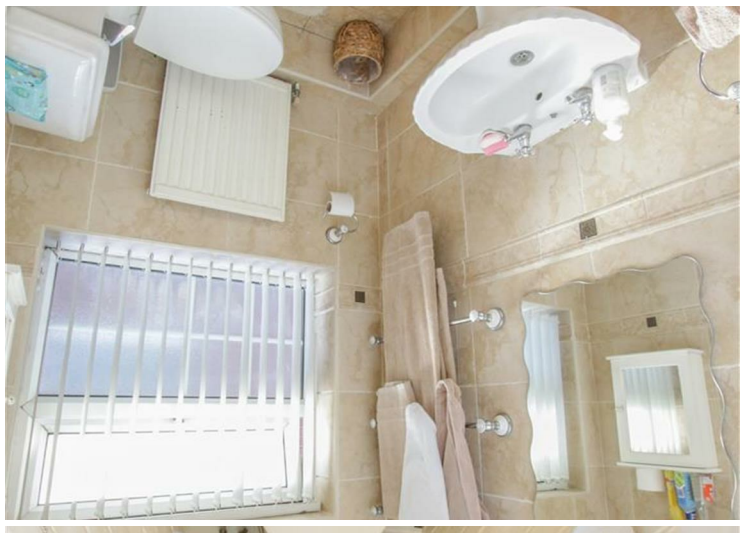
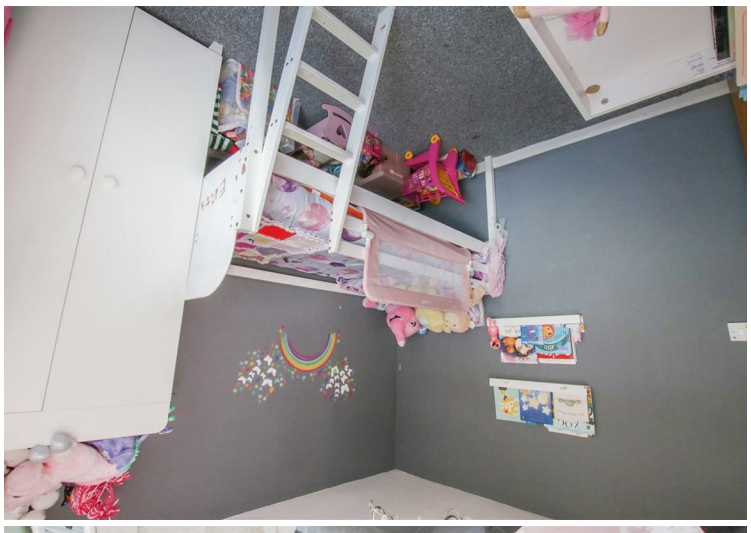

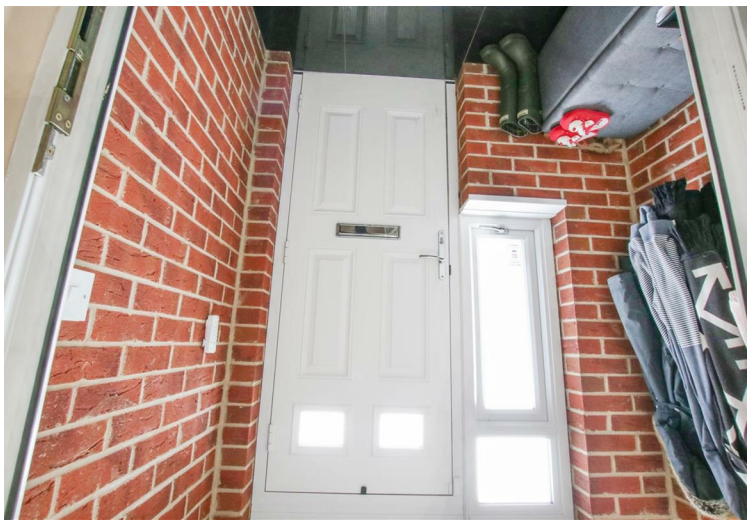

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Wheatley Hall Road, Wheatley, Doncaster, DN2 4LY
Guide Price £160,000 - £170,000

****** GUIDE PRICE £150,000 - £160,000 ******

A LARGE 2 BEDROOM (ORIGINALLY 3) SEMI-DETACHED HOUSE / BEAUTIFUL OPEN PLAN BREAKFAST ISLAND STYLE KITCHEN / SPACIOUS LOUNGE WITH LOG BURNER / TWO LARGE DOUBLE BEDROOMS (COULD EASILY BE 3) / OFF ROAD PARKING TO THE FRONT / DETACHED GARAGE TO THE REAR //

Located on this central roadway a 2 bedroom semi-detached house, it's an original three bedroom design, which has been changed by the present owner to create two much larger bedrooms. It now offers attractive open plan and more spacious living. It has a gas radiator central heating system via a modern combi boiler, pvc double glazing and briefly comprises: Entrance porch into a large open plan lounge with a log burner, a gorgeous fully fitted kitchen with peninsula style breakfast bar, separate utility room and a ground floor w/c. First floor landing, two (could be three) bedrooms and a white bathroom with shower. There's parking to the front of the property and a detached garage to the rear with an attractive south-easterly facing rear garden. Close to the City Centre with more local amenities on Wheatley Hall Road including shops, schools etc.

ACCOMMODATION
A new style composite double glazed entrance door with glazed side screen, leads into the properties entrance porch.

ENTRANCE PORCH
This has a tiled floor covering, ceiling light and a pvc double glazed inner door to an open plan lounge.

OPEN PLAN LOUNGE
13'3" x 16'1" max (4.04m x 4.90m max)
This is a large open living space with a deep pvc double glazed bay window to the front. It has a feature fire place with log burner inset, built in cupboards set to the recesses with shelving above, two central heating radiators, coving to the ceiling, central ceiling light and a staircase leading to the first floor accommodation.

BREAKFAST KITCHEN
13'0" x 9'4" max (3.96m x 2.84m max)
This is a lovely, spacious breakfast kitchen, fitted with a range of modern high and low level units, finished with neutral high gloss cabinet doors, contrasting work surface, single drain stainless steel sink unit with a contemporary style mixer tap, four ring ceramic hob, matching splash back and extractor hood. There is a built in oven, integrated fridge and freezer, integrated dishwasher, pvc double glazed window with an outlook to the rear, large format high gloss tiles, and contemporary style modern column radiator.
There is also a deep built in cupboard which has the fuse box etc, with a pvc double glazed widow to the side and ceiling light.

UTILITY ROOM
10'0" x 8'10" max (3.05m x 2.69m max)
All smartly finished with a range of modern high and low level units including a singe drainage stainless steel sink, plumbing for automatic washing machine and room for tumble dryer. A pvc double glazed window with an outlook to the rear, pvc double glazed door, double panel central heating radiator, continuation of the tiled flooring, central ceiling light and door to ground floor w/c.

GROUND FLOOR W/C
This is fitted with a white low flush w/c, pvc double glazed window, it also houses a gas fire combination type boiler which supplies domestic hot water and central heating systems.

FIRST FLOOR LANDING
There is a pvc double glazed window to the side, an access point to the loft space with retractable ladders and oak interior doors that lead to the bedrooms and bathroom.

BEDROOM 1
14'8 x 10'0" max (4.47m x 3.05m max)
Bedroom one is actually a combination of bedroom one and three, changed by the present owners to create a much larger main bedroom. It has two pvc double glazed windows to the front including a large deep bay window, two central heating radiators, two ceiling light points and fitted wardrobes set into the chimney recess.

BEDROOM 2
9'4" x 8'3" max (2.84m x 2.51m max)
A good sized second bedroom it has a pvc double glazed window to the rear, central ceiling light and a central heating radiator.

HOUSE BATHROOM
The bathroom is fitted with a three piece white suite that comprises of a panelled bath with independent electric shower over, including shower screen, wash hand basin and a low flush w/c There is a pvc double glazed window to the side, central heating radiator, tiled flooring, waterproof style ceiling with inset spotlighting and an extractor fan.

OUTSIDE
To the front of the property there is a dropped curb providing access into a hard landscaped front garden, designed to offer parking for 2 cars. The driveway continues down the side of the property courtesy of two heavy gates and leads into the rear garden.

REAR GARDEN
This South-Easterly facing rear garden is quite large, with concrete post and timber fencing to the perimeters. There are several decked patio and sitting areas, a large detached brick garage with metal up and over door, power and light laid on.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing throughout . Age of units various.

HEATING - Gas radiator central heating system, combination type boiler. Age of boiler ????

COUNCIL TAX - Band A

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

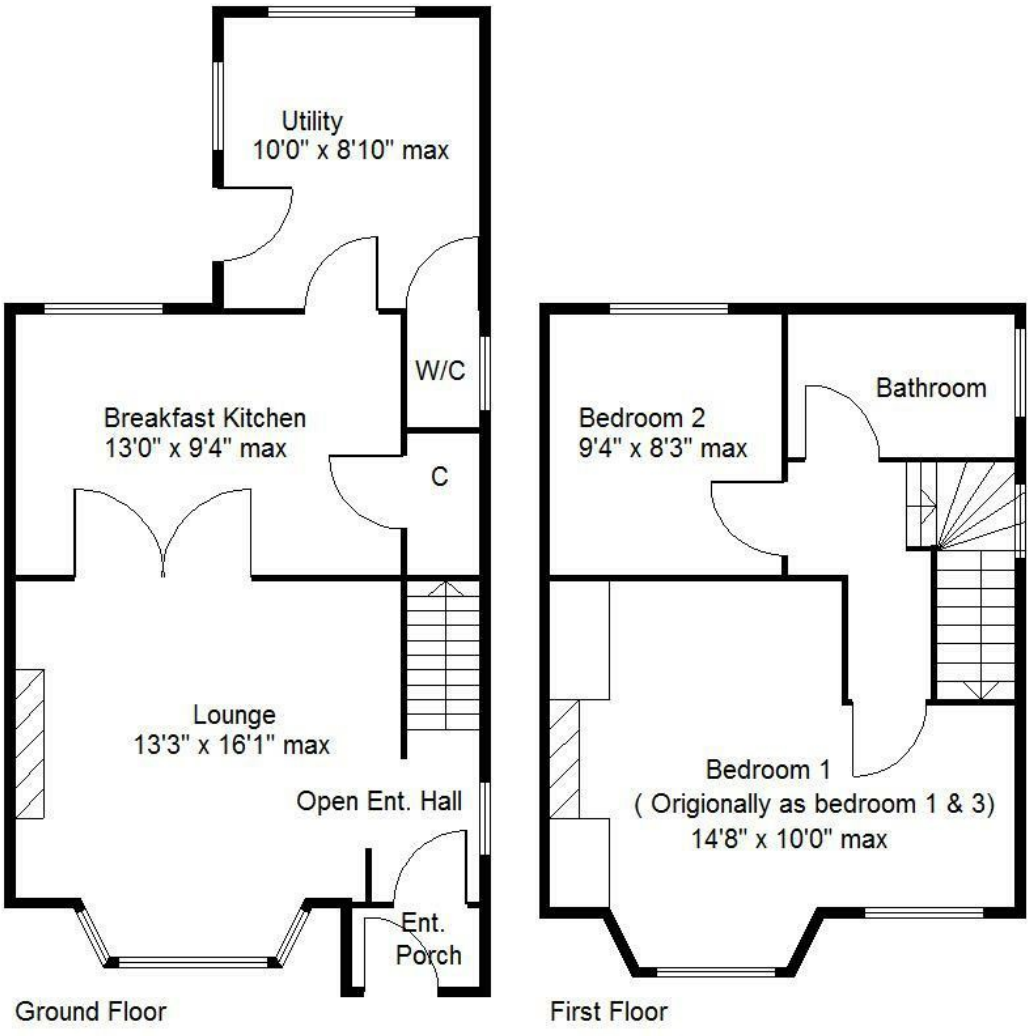
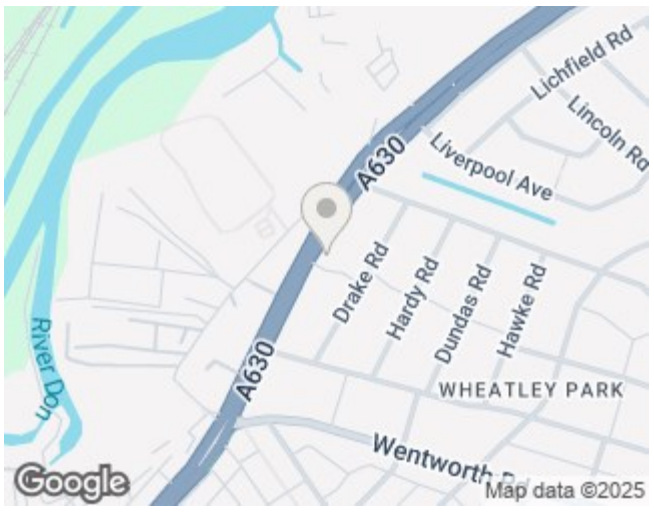
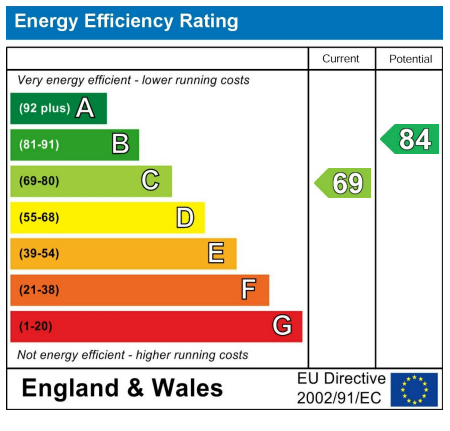
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.