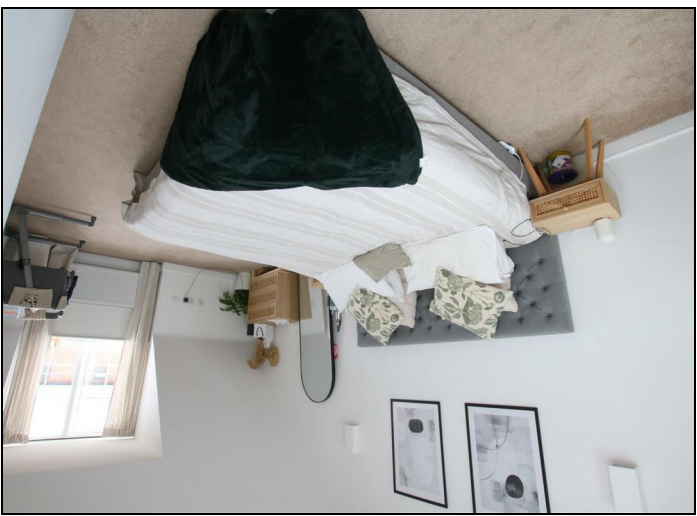
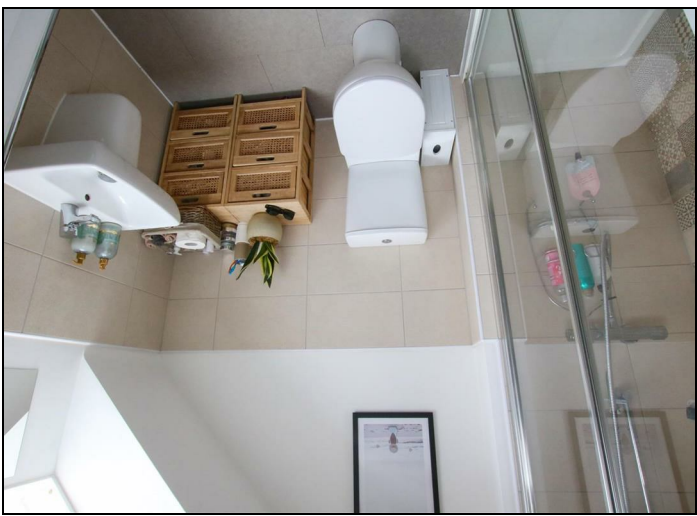




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horton knights of doncaster



Gosford Road, Wheatley, Doncaster, DN2 4FH
Asking Price £190,000

CONTEMPORARY STYLED 3 BEDROOM SEMI DETACHED HOUSE / FASHIONABLE INTERIOR / SPACIOUS 3 STOREY LIVING / BEAUTIFUL MODERN DEVELOPMENT / SIDE DRIVEWAY PARKING / ENCLOSED REAR GARDEN / EARLY VIEWING ESSENTIAL //

A lovely modern contemporary styled 3 bedroom semi detached house. Offering fashionable and spacious living over 3 floors. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with cupboard, attractive front facing lounge, lounge, modern fitted dining kitchen with integrated appliances, separate utility room and a ground floor wc, plus a large storage cupboard. On the first floor there are 2 good sized bedrooms and a smart modern family bathroom, whilst on the upper floor there is a large principle bedroom suite which includes an en-suite shower room. The rear garden is fenced and features a patio as well as lawned area, providing a low maintenance. There is a long side drive which provides parking space for several vehicles. Very popular development on Wheatley Hall Road, and is situated within walking of Wheatley Shopping centre including M&S, Next etc, plus local shops and recreational facilities. Easy access to the M18 and motorway networks. MOTIVATED SELLER - PRICED TO SELL.

ACCOMMODATION

There is a composite style double glazed entrance door.

ENTRANCE HALL

7'07 x 5'7 (2.31m x 1.70m)

This has a staircase leading to the first floor accommodation, central heating radiator, in-built cupboard, ceiling light and smoke alarm.

LOUNGE

13'8 x 10'7 (4.17m x 3.23m)

This is an attractive front facing reception room, PVC double glazed window to the front, central heating radiator, central ceiling light and a smoke alarm.

OPEN PLAN DINING KITCHEN

14'0 x 8'9 (4.27m x 2.67m)

All smartly finished with a range of modern high and low level units with a high gloss cabinet door and a contrasting work surface. There is a four ring induction hob with extractor hood and glass splashback, a double oven, a slimline dishwasher and an integrated fridge freezer. Plus there's a single drainer stainless steel sink unit with mixer tap. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, an extractor fan, spotlighting and a smoke alarm. Laminate floor covering, pelmet lighting, two PVC double glazed double opening doors which lead out onto the rear garden and further PVC double glazed windows. Within the dining area there is a central ceiling pendant light and a double panel central heating radiator.

SEPARATE UTILITY ROOM/W/C

7'0 x 5'7 (2.13m x 1.70m)

This is fitted with a range of coordinating units with a work surface over including wash hand basin, extractor fan, inset spotlighting, low flush W/C, continuation of the laminate flooring, central heating radiator. To the opposite side there is deep built-in understairs storage cupboard.

FIRST FLOOR LANDING

Two ceiling lights, central heating radiator and a doorway which gives access to a second staircase leading up to the top floor.

BEDROOM 2

14'0 x 9'3 (4.27m x 2.82m)

A large double bedroom which has a PVC double glazed window to the rear, central heating radiator, ceiling light and built-in storage cupboard.

BEDROOM 3

11'8 x 6'11 (3.56m x 2.11m)

A comfortable sized third bedroom, presently used as an office. It has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM

7'2 x 6'11 (2.18m x 2.11m)

All smartly finished with a modern white suite comprising of a paneled bath, a pedestal wash hand basin and a low flush wc. It has coordinating wall tiles and an LVT style floor covering, extractor fan, inset spotlighting to the ceiling and a modern towel rail/radiator.

PRINCIPLE BEDROOM

22'6 x 13'10 (6.86m x 4.22m)

A very large double bedroom suite, it has a PVC double glazed window to the front, plus a double glazed velux window to the rear, double panel central heating radiator, smoke alarm and feature wall lighting.

EN-SUITE SHOWER ROOM

9'1 x 4'7 (2.77m x 1.40m)

All smartly finished with a modern suite that comprises of a large shower enclosure with mains plumbed thermostatic shower, floating wash hand basin and a low flush W/C with tiling to the shower areas and splashbacks, coordinating LVT flooring, towel rail/radiator, double glazed velux window, extractor fan and inset spotlighting to the ceiling.

OUTSIDE

To the front of the property there is an open plan styled garden with a long side drive which provides car standing and gated access leads into the rear garden.

REAR GARDEN

The rear garden is all nicely enclosed, it enjoys a Westerly facing aspect with timber fencing to the perimeters, a central lawn with flower beds, paved patio and sitting area.

AGENTS NOTES:

TENURE - FREEHOLD. Estate Charge of £ TBC

SERVICES - All mains services are connected.

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

From the landing stairs continue up to the top floor.

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.

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

COUNCIL TAX - Band C

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

