

horton knights

of doncaster

46 School Lane, Wheatley Hills, Doncaster, DN2 5TQ



JUST LISTED..... 4 BEDROOM CONTEMPORARY STYLED DETACHED HOUSE / BACKS ONTO GOLF COURSE / SOUGHT AFTER WHEATLEY HILLS DEVELOPMENT / FANTASTIC OPEN PLAN LIVING/ DINING/ KITCHEN/ INTEGRATED APPLIANCES/ HIUGE TOP FLOOR BEDROOM SUITE WITH SHOWER ROOM & BALCONY WINDOWS / DOUBLE PARKING DRIVE & INTEGRAL GARAGE / CALL HORTON KNIGHTS TO VIEW NOW //

Located on this modern development, a beautifully presented contemporary styled, four bedroom detached house with a golf course rear aspect. The property has a gas radiator, central heating system. PVC double glazing, and briefly comprises: Entrance hall into a spacious open plan living/ dining/ kitchen with integrated appliances, separate utility room and a ground floor WC. On the first floor there are 3 good sized bedrooms and family bathroom whilst on the top floor there is a huge principal bedroom suite with shower room off and balcony style windows which give an outlook to the rear. Attractive South facing rear garden, double drive and an integral garage. Popular Wheatley Hills development with good access to amenities including Sandall Park, Wheatley shopping centre including M&S, next, boots etc plus access to the city centre. **EARLY VIEWING ESSENTIAL.**

Asking Price £340,000

ACCOMMODATION

Full sales details are being prepared and will be ready shortly. Please feel free to call the office to book your viewing in the meantime.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units 2021

HEATING - Gas radiator central heating. Age of boiler. 2021

COUNCIL TAX - Band E

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 - ALL VIEWINGS a strictly 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.

