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Parkway South, Wheatley, Doncaster, DN2 4JS
PRICE Asking Price £185,000

REMODELLED 3 BEDROOM SEMI DETACHED HOUSE / GORGEOUS MODERN INTERIOR / NEWLY FITTED KITCHEN / NEW BATHROOM / 3 EXCELLENT SIZED BEDROOMS OFF ROAD PARKING / FIRST TO VIEW WILL BUY //

Viewing is definitely recommended to appreciate the transformation of this 3 bedroom semi detached house. Remodelled and refurbished it presents attractive and good sized family living. It has a gas central heating system, pvc double glazing and comprises; Entrance hall, modern open plan lounge and dining room, newly fitted kitchen, utility and a ground floor wc. On the first floor there are 3 bedrooms off a spacious landing and a smart new white bathroom with a shower. Outside are front and rear gardens and off road parking to the front. Ideally located close to local amenities, schools and transport links.

ACCOMMODATION

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

ENTRANCE HALL

The entrance hall has been newly decorated including new flooring. It has a pvc double glazed window to the side, central heating radiator, staircase to the first floor, ceiling light and door into a large open plan living & dining room.

OPEN PLAN LIVING & DINING ROOM

22'4" x 12'11" (6.81m x 3.94m)

This has a broad pvc double glazed window to the front, a double panel central heating radiator, a contemporary style electric fireplace with a media wall above including a large flat screen t.v. with display niches to either side including lighting. Within the dining area there is a further central heating radiator, laminate flooring, pvc double glazed sliding patio door which gives access into the properties rear garden, central ceiling light and a doorway into a newly fitted kitchen.

KITCHEN

11'10" x 9'0" (3.61m x 2.74m)

This is fitted with a range of modern high and low level units finished with a white high gloss cabinet door with a coordinating work surface. There is a single drainer composite style sink with a waste disposal unit and contemporary style tap, deep recess suitable for a range style cooker which is included in the price, integrated dishwasher and an integrated fridge. inset spotlighting to the ceiling, two pvc double glazed windows, tiled flooring, A further door gives access into a utility room.

UTILITY ROOM

11'8" x 11'1" (3.56m x 3.38m)

This has a pvc double glazed door to the front and rear elevations, a pvc double glazed window. There is a work surface which incorporates space and plumbing for an automatic washing machine and tumble dryer etc.

GROUND FLOOR WC

Ground floor wc to the far corner, laminate flooring and a ceiling light.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

12'4" x 12'2" (3.76m x 3.71m)

A good sized main bedroom with a pvc double glazed window giving an outlook over the rear garden, a double panel central heating radiator and a central ceiling light.

BEDROOM 2

12'3" x 10'1" (3.73m x 3.07m)

This is a good size second double bedroom, it has a pvc double glazed window to the front, a feature ornate fireplace, double panel central heating radiator and built-in cupboards set to the recess.

BEDROOM 3

8'4" x 7'1" (2.54m x 2.16m)

An excellent third bedroom as evidenced by the room measurements. There is a pvc double glazed window to the front, a built-in cupboard, central heating radiator and further high level storage cupboard.

HOUSE BATHROOM

This is all beautifully remodeled with a white suite that comprises of a shower style bath with glazed shower screen, a mains plumbed shower including a rainfall shower head, a wash basin inset to vanity unit, low flush wc, vinyl flooring, pvc double glazed window, contemporary style towel rail/radiator and a deep built-in cupboard which has shelving and storage.

OUTSIDE

The property stands on an attractive plot, the front is mainly lawned with a dropped kerb giving access to a side drive which provides car standing.

REAR GARDEN

There is a good size garden which is mainly lawned with concrete posts and timber fencing to the perimeters, there is a paved patio and sitting area which extends across the rear elevation and hedging.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler...

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

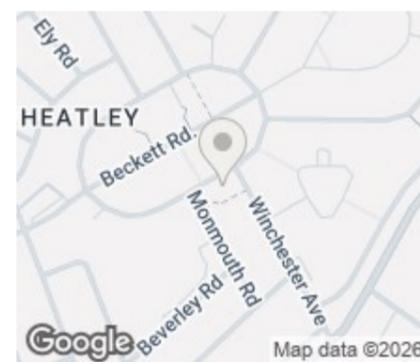
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	