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Welfare Road, Woodlands, Doncaster, DN6 7QD  
Asking Price £160,000

**A GOOD SIZED 3 BEDROOM HOUSE / VERY SMART PRESENTATION THROUGHOUT / MODERN LOOKING DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / GROUND FLOOR WC / 3 BEDROOMS / UPGRADED CONTEMPORARY BATHROOM / ATTRACTIVE GARDENS / GATED OFF ROAD PARKING & EV CHARGE POINT / EARLY VIEWING RECOMMENDED //**

Located on this popular roadway, an attractive, well presented 3 bedroom town house. The property offers modern decoration throughout and briefly comprises: Entrance hall with stairs to the first floor, an attractive front facing lounge, a large open plan dining kitchen with integrated cooking appliances, ground floor wc. First floor landing, 3 good sized bedrooms and a contemporary style modern bathroom with shower. Outside are front and rear gardens, the front provides gated off road parking and EV charge point and the rear has a lovely sunny South East facing aspect, Good access to all amenities within Woodlands including shops, schools and access to the motorway network. Priced to sell. EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has the staircase to the first floor accommodation, laminate flooring, ceiling light, an oak interior door (which can be found throughout the remainder of the property) leads through into a front facing lounge.

**LOUNGE**

**13'4" max x 11'4" max (4.06m max x 3.45m max)**  
A good sized separate reception room, it has a pvc double glazed window to the front, a central heating radiator, coving and a central ceiling light.

**DINING KITCHEN**

**16'8" max x 14'3" max (5.08m max x 4.34m max)**  
A large modern open plan room, designed for modern living. It is fitted with a range of high and low level units finished with a contrasting work surface over, there is an integrated 4 ring ceramic hob with a matching glass splashback and an integrated oven. A single drainer stainless steel sink unit, 3 pvc double glazed windows to the front and rear elevations and a pvc double glazed exterior, 2 central heating radiators, vinyl flooring, 2 ceiling light points and a door at the far end gives access into a lobby and wc

**LOBBY**

With wash hand basin, pvc double glazed window and a door way into the ground floor wc.

**GROUND FLOOR WC**

This is fitted with a low flush wc, a pvc double glazed

window, ceiling light, modern tiling to half walls and the floor. There is a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems.

**FIRST FLOOR LANDING**

From here there is a pvc double glazed window which gives an outlook over the property's rear garden, a central ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'9" max x 10'7" max (3.58m max x 3.23m max)**  
A large double bedroom it has a pvc double glazed window to the front, coving, ceiling light, central heating radiator and a walk-in style wardrobe which has shelving, hanging etc.

**BEDROOM 2**

**11'0" max x 8'0" (3.35m max x 2.44m)**  
A good sized second bedroom it has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**12'0" max x 8'1" max (3.66m max x 2.46m max)**  
A very comfortable third bedroom, pvc double glazed window to the rear, central heating radiator and a central ceiling light.

**CONTEMPORARY BATHROOM**

This is all smartly finished with a modern white suite that comprises of a shower style bath with a thermostatic shower over including a rainfall style shower head and a glazed screen, a floating wash hand basin and low flush wc. There is waterproof

walling, a pvc double glazed window, inset spot lighting to a waterproof ceiling and a contemporary style towel rail/radiator.

**OUTSIDE**

To the front of the property there is an enclosed garden, this has brick walling to the front perimeter with double opening gates which open on to a driveway providing car standing with EV charge point laid-on. It also has a decorative front garden with shaped flower beds and borders. A side passageway leads between number 30 and 32 giving access into the rear garden which also can be accessed from the rear of the house.

**REAR GARDEN**

This is a good sized garden with a lovely South Easterly aspect, it has concrete posts and timber fencing to the perimeters, a paved area is currently home to a hot tub (the hot tub may be available by separate negotiation). with a further patio and sitting area beyond.

**AGENTS NOTES:**

TENURE - Freehold.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band A.

**BROADBAND** - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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.

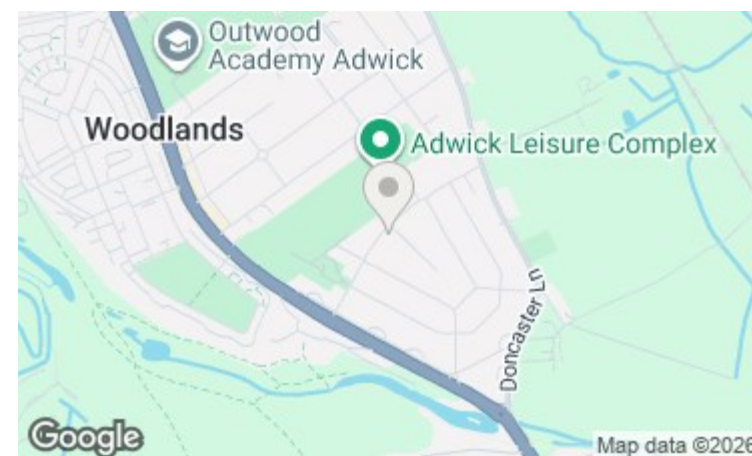
**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point.

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.

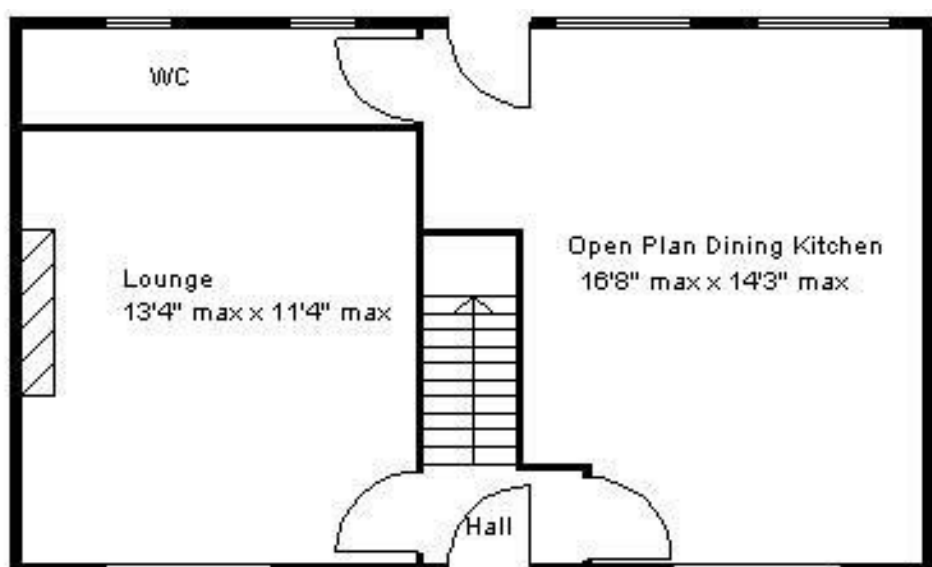
**OPENING HOURS** - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
[www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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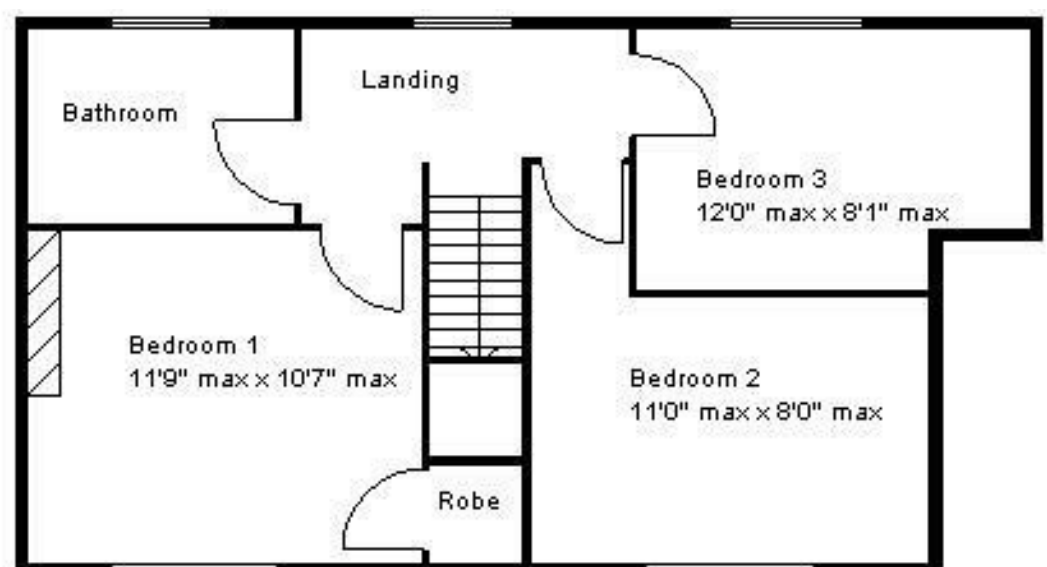
**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



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



Ground Floor



First Floor