

horton knights of doncaster

36 New Hills Road, Wheatley Hills, Doncaster, DN2 5TR



A CONTEMPORARY STYLED 3 BED SEMI BY AVANT HOMES/ PRACTICALLY NEW & PRISTINE THROUGHOUT/ MODERN OPEN PLAN LIVING ARRANGEMENT/ FITTED KITCHEN WITH INTEGRATED APPLIANCES/ EN-SUITE SHOWER ROOM ETC.

An immaculate 3 bedroom semi detached house with modern fixtures and fittings and an attractive white and grey colour scheme. It has a gas radiator central heating system, PVC double glazing and comprises: Entrance hall with a ground floor W/C off, large open plan living space with feature bi-fold doors opening onto the rear garden, modern kitchen with integrated appliances, first floor landing where there are 3 bedrooms, the main bedroom has a lovely modern en-suite shower room plus there is a house bathroom. Outside there is a long side drive providing parking for two cars and a lovely enclosed rear garden. Great new estate, close to the City Centre, local amenities, the hospital and access to the M18 and motorway networks. **VIEWING IS ESSENTIAL.**

**£1,200 PCM
£1,150 Bond**



ACCOMMODATION

A composite style double glazed entrance door with a glazed side screen leads into a god sized open hall.

OPEN HALL

Fitted with a modern luxury vinyl tiled style floor covering and opens directly into the open plan living area, a door leads to a ground floor W/C.

GROUND FLOOR W/C

1.91m x 1.52m (6'3" x 5'0")
This is fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin, attractive tiling, a PVC double glazed window, a central ceiling light and an extractor fan. There is also a central heating radiator and modern grey wood effect luxury vinyl tile flooring.

OPEN PLAN LIVING/ DINING/ KITCHEN

8.38m max x 5.18m max (27'6" max x 17'0" max)
Beautifully finished with a very contemporary theme. There are bi-fold doors to the far end which open out onto the property's Southerly facing rear garden. There is a continuation of the luxury vinyl tiled flooring, 2 central heating radiators, a deep understairs storage cupboard. A staircase from the living room leads up to the first floor landing.

KITCHEN AREA

The kitchen is pristine, all beautifully finished with a contemporary grey coloured cabinet door, a contrasting work surface over, a four ring ceramic hob with a stainless steel splashback and an extractor hood above. There is also an integrated oven, an integrated combination style microwave, a single drain stainless steel sink unit, contemporary style pan drawers, plumbing for an automatic washing machine and an integrated fridge and freezer.

FIRST FLOOR LANDING

With a PVC double glazed window to the side, a central heating radiator, loft access and a tall in built cupboard which houses a wall mounted gas fired combination boiler, which supplies domestic hot water and central heating systems.

BEDROOM 1

4.62m max x 2.95m max (15'2" max x 9'8" max)
A lovely double bedroom with a PVC double glazed window giving an outlook to the rear, a fitted blind, a central heating radiator, a central ceiling light, a modern mid grey coloured carpet and a door to the en suite shower room.

EN SUITE SHOWER ROOM

2.29m x 1.52m (7'6" x 5'0")
Beautifully finished with a contemporary white suite comprising of a large shower enclosure, a floating wash hand basin and a low flush W/C. There is modern tiling to two walls, a central ceiling light, a central heating radiator and modern grey coloured luxury vinyl tile flooring.

BEDROOM 2

3.66m max x 2.95m max (12'0" max x 9'8" max)
A good sized second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a modern mid grey coloured carpet and a central ceiling light.

BEDROOM 3

2.87m x 2.24m (9'5" x 7'4")
A comfortable sized third bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a modern mid grey coloured carpet and a central ceiling light.

HOUSE BATHROOM

2.13m x 1.83m (7'0" x 6'0")
Again all smartly fitted with a modern white suite comprising of a panelled bath with a mixer shower over, a pedestal wash hand basin and a low flush W/C. There is modern tiling to the bathing area and splashbacks, a PVC double glazed window, a central heating radiator and again luxury vinyl tiled flooring.

OUTSIDE

Outside, to the front of the property, there is a small forecourt style garden with a pedestrian path and a double length driveway off to the side, providing off road parking.

REAR GARDEN

There is an enclosed Southerly facing lawned rear garden with timber fencing to the perimeters, a paved patio extends across the rear elevation and there's a useful timber storage shed.

LETTINGS AGENTS NOTES

AGENTS NOTES - AVAILABLE NOW subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax - This property is Band B.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00;Sunday www.hortonknights.co.uk.

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.

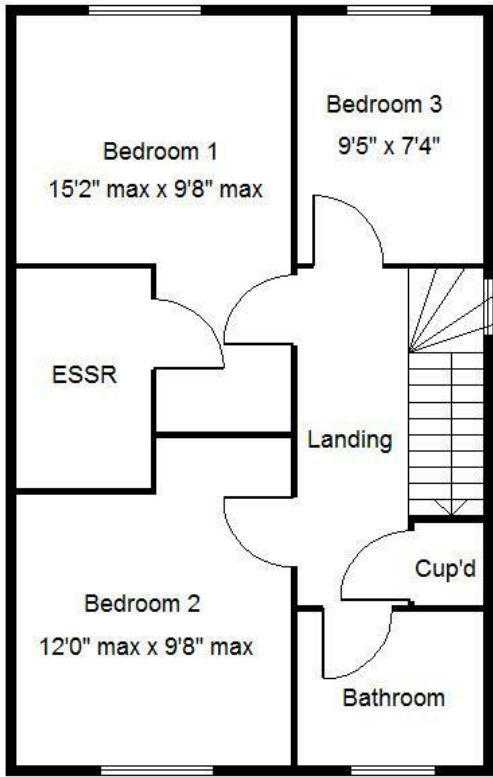
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INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.



Ground Floor



First Floor

