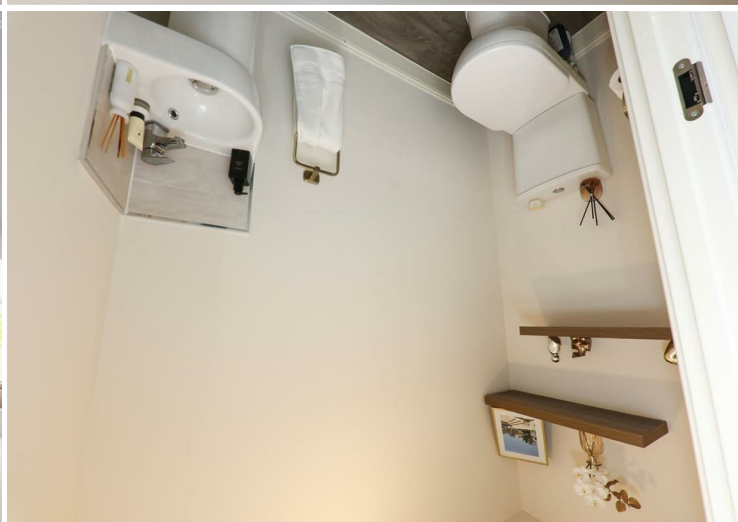
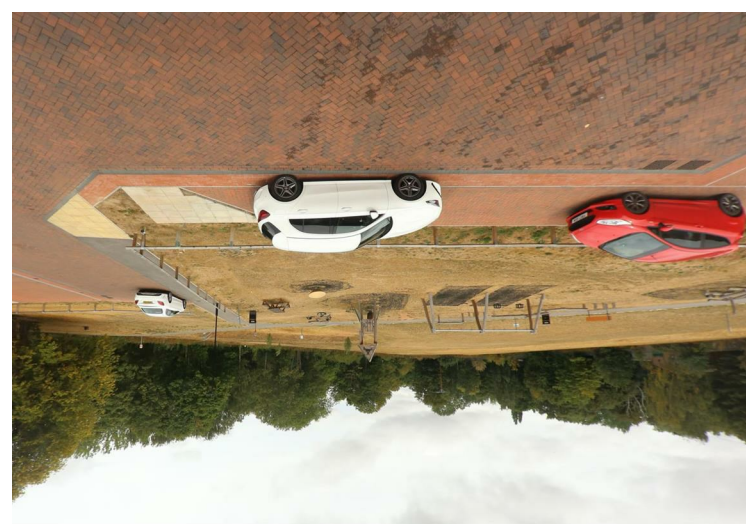




horton knights of doncaster

sales
lettings
and service



Oxbow Drive, Wheatley, Doncaster, DN2 4EF
Asking Price £140,000

IMMACULATE PRESENTATION THROUGHOUT / A 2 BEDROOM CONTEMPORARY STYLED HOUSE / RESERVED PARKING / GORGEOUS OPEN PLAN LIVING SPACE / LOVELY KITCHEN WITH INTEGRATED APPLIANCES / MODERN WHITE GFWC & FF SHOWER ROOM / LOVELY POSITION ON THE FRINGE OF THE DEVELOPMENT / FIRST TO VIEW WILL BUY //

'TURN KEY' best describes this gorgeous contemporary styled 2 bedroom house, all nicely positioned on the fringe of the development with an open outlook to the front. The property benefits from a gas central heating system, pvc double glazing and the remainder of the builders 10 year warranty. The accommodation briefly comprises: Entrance hall, ground floor wc, a lovely open plan living space beautifully presented and maintained with a lovely kitchen area including integrated cooking appliances. On the first floor a landing leads to 2 bedrooms, the main bedroom is a large double with a dual aspect, plus a modern white shower room. Outside there is a reserved parking space. Very popular development with access to nearby amenities including M&S, Next etc. plus access to the motorway network via the M18. So whether you're a FTB, or investor then it certainly will be of interest.

ACCOMMODATION

The property details are currently being prepared and will be available shortly. Please contact our office on 01302 760322.

ENTRANCE HALL

GROUND FLOOR WC

OPEN PLAN LIVING/ DINING/ KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

SHOWER ROOM

OUTSIDE

There is a reserved parking space adjacent to the property.

AGENTS NOTES:

TENURE - FREEHOLD. ESTATE CHARGE - tbc

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, as new in 2024

HEATING - Gas radiator central heating system, as new in 2024

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.

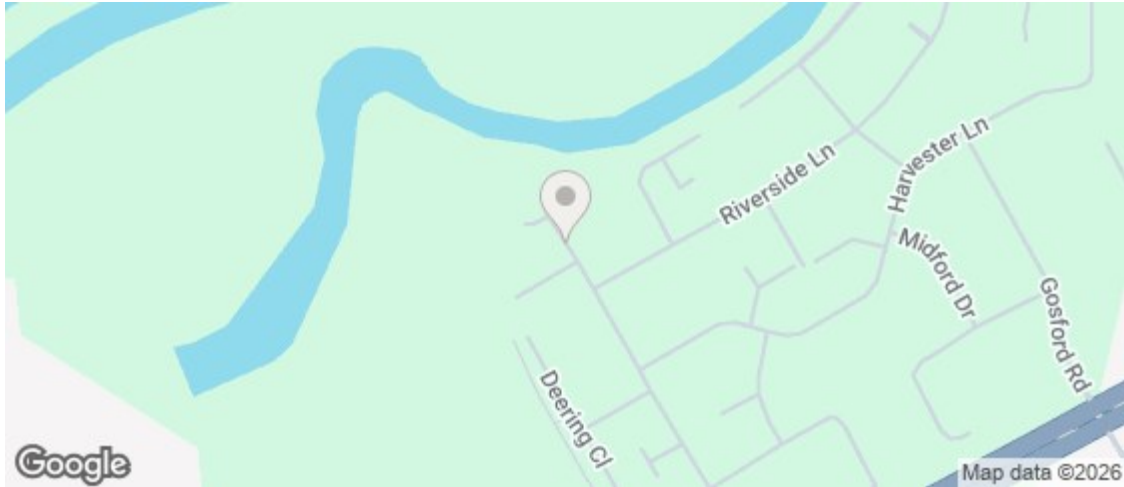
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	84	
(69-80) C		
(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	

