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horton knights of doncaster



Yarborough Drive, Wheatley, Doncaster, DN2 4EG
Offers Over £190,000

BEAUTIFUL 3 BEDROOM SEMI DETACHED HOUSE / 2 PARKING SPACES/ MODERN OPEN PLAN / DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / EN-SUITE SHOWER ROOM / NO UPWARD CHAIN //

Located on this popular development, a lovely 3 bedroom semi detached house offering attractive contemporary living. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, ground floor W/C, spacious lounge, open plan dining kitchen with integrated appliances and double doors onto the rear garden, 3 bedrooms, the main bedroom with an en suite shower room off, plus a further house bathroom. Outside are the front and rear gardens, the rear is nicely enclosed with a heavy duty timber shed. Well placed with access to local amenities including access to local amenities on Wheatley Hall Road, and access to the motorway network.

ACCOMMODATION

A substantial composite door with double glazed inset leads into the property's entrance hall.

ENTRANCE HALL

This is finished with a modern laminate floor covering, a central heating radiator, a central ceiling light, smoke alarm and door to ground floor w/c.

GROUND FLOOR W/C

This is all smartly finished with a modern two piece suite comprising of a low flush w/c, corner set wash basin on top of a vanity unit, a central heating radiator and modern vinyl floor covering.

LOUNGE

16'3" x 11'10" (4.95m x 3.61m)

This is an attractive room, it has two pvc double glazed windows to the front and side elevations, a double panel central heating radiator, a central ceiling light and media plate for TV connections etc.

OPEN PLAN DINING KITCHEN

15'1" x 10'6" (4.60m x 3.20m)

This is probably better demonstrated by the floorplan and photographs. All beautifully fitted with a range of modern high and low level units finished with a high gloss grey cabinet and a contrasting work surface over. There is a coordinating tiled splashback, four ring gas hob with extractor hood above, integrated oven, plumbing and space for a washing machine and a single drainer stainless steel sink unit with pre-rinse tap. There are two pvc double glazed double opening doors which lead out onto the rear garden, a pvc double glazed window, vinyl floor covering, a central heating radiator behind a radiator grill and a deep understairs storage cupboard.

FIRST FLOOR LANDING

There is a central ceiling light, a central heating radiator, a smoke alarm, a tall inbuilt cupboard perfect for storage etc. and doors to the bedrooms and bathroom.

BEDROOM 1

13'10" x 8'6" (4.22m x 2.59m)

An attractive double bedroom, it has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and a door to en-suite shower room.

EN SUITE SHOWER ROOM

Fitted with a modern white suite that comprises of a shower enclosure with independent electric shower inset, wash hand basin and a low flush w/c. There is also a central heating radiator and modern vinyl floor covering.

BEDROOM 2

10'3" x 8'6" (3.12m x 2.59m)

Again, a good double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

8'9" x 6'4" (2.67m x 1.93m)

Has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

Fitted with a modern white three piece suite that comprises of a panelled bath, pedestal wash hand basin and a low flush w/c. There is modern grey tiling to the splashbacks, a central heating radiator, a pvc double glazed window, wall mirror and a central ceiling light.

OUTSIDE

To the front of the property there are two car parking spaces standing side by side and a pedestrian pathway running along the side of the property which gives access into the rear garden.

REAR GARDEN

The rear garden can also be accessed via the rear of the dining kitchen courtesy of double doors. The garden itself is enclosed with fencing to the perimeters with a paved patio onto an attractive lawn, plus a large heavy duty shed.

AGENTS NOTES:

TENURE - FREEHOLD - There is an estate charge payable approx £150.00 per annum.

DOUBLE GLAZING - PVC double glazing. Age approx. 4 years

HEATING - Gas central heating via a combi boiler. Age approx. 4 years.

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodaphone.

VIEWING - By prior telephone appointment with horton knights estate agents.

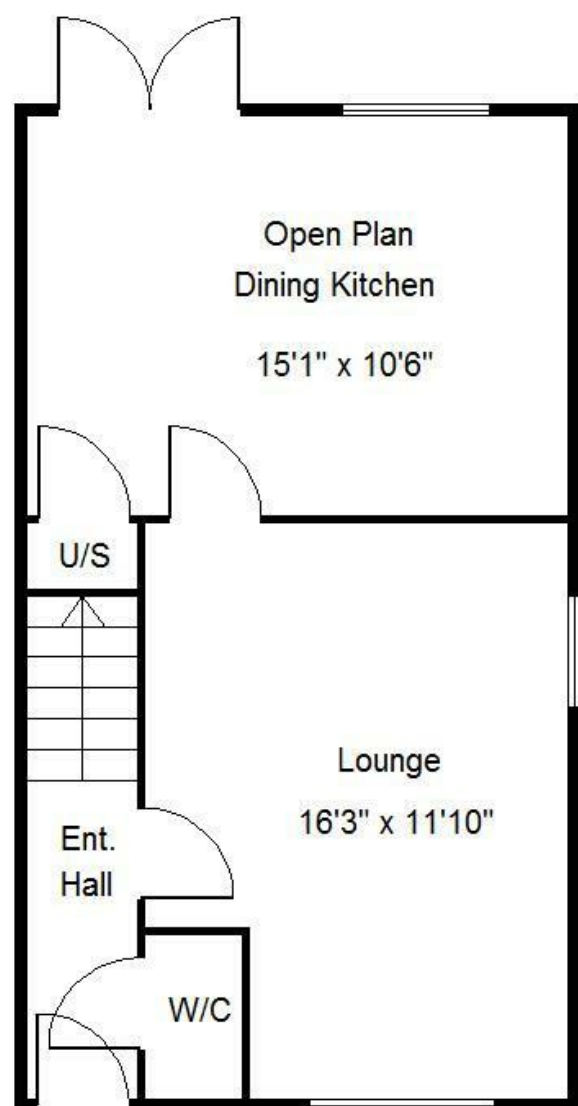
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

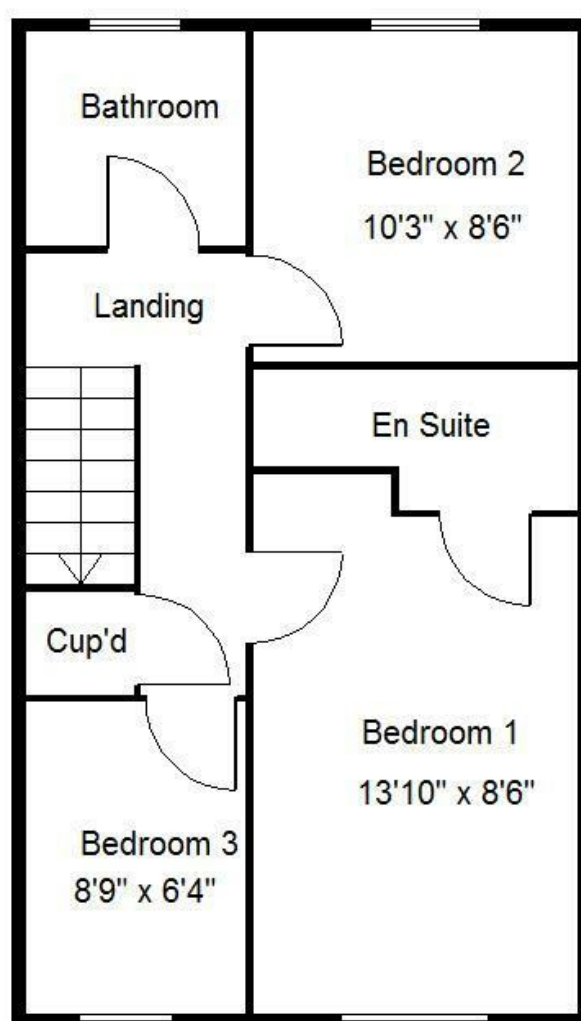
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

