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Oakhill Road, Wheatley Hills, Doncaster, DN2 5NX
Offers Over £220,000

EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / DINING ROOM, KITCHEN & CONSERVATORY EXTENSION / BEAUTIFUL GARDENS / SOUGHT AFTER ROADWAY IN WHEATLEY HILLS / VIEWING RECOMMENDED //

Set on this popular roadway in Wheatley Hills, a lovely traditional style 3 bedroom semi detached house which benefits from a single storey rear extension. It has PVC double glazing and gas central heating via a combination type boiler and briefly comprises: Entrance hall with stairs to first floor, bay fronted lounge, separate dining room with sliding doors into a PVC conservatory, extended kitchen and a ground floor W/C. First floor landing, 3 bedrooms, 2 good sized doubles plus a comfortable single and a fixed staircase leading to the attic space. Modern white bathroom with a white suite including a shower. Outside there are attractive gardens, the rear is a good size, a gated side and a detached brick garage. Well placed with access to local amenities including shops, schools and Doncaster City Centre. OFFERED WITH NO ONWARDS CHAIN.....VIEWING IS RECOMMENDED.

ACCOMMODATION
Two PVC double glazed entrance doors lead into the property's entrance hall.

ENTRANCE HALL
There is a single panel radiator, a central ceiling light and stairs leading up to the first floor with understairs storage cupboard beneath. Doors lead off to the ground floor accommodation;

LOUNGE
12'9" into bay x 11'5" (3.89m into bay x 3.48m)
An attractive front facing reception room with a large PVC double glazed bay window, a double panel central heating radiator and a central ceiling light.

DINING ROOM
13'3 x 10'1" (4.04m x 3.07m)
A good sized second reception room, this has a double panel central heating radiator, a feature fireplace with fire inset, a central ceiling light and sliding doors into the conservatory.

PVC CONSERVATORY
9'0" x 9'0" (2.74m x 2.74m)
This has PVC double glazed windows to the side and rear elevations including two double glazed double opening doors which give access out onto the rear garden.

EXTENDED KITCHEN
19'11" x 6'8" (6.07m x 2.03m)
The kitchen benefits from a rear extension making it much larger than original, it is fitted with a range of high and low level units finished with white gloss cabinet doors and a contrasting work surface over. There is a single drainer one and a half bowl stainless steel sink unit, four ring gas hob with extractor hood above, an integrated double oven and space for a fridge/ freezer. There are two PVC double glazed windows, a PVC double glazed exterior door.

GROUND FLOOR W/C
This is fitted with a modern two piece white suite comprising of a low flush w/c and a wash hand basin. There is tiling to the walls and floor and a PVC double glazed window to the rear elevation.

FIRST FLOOR LANDING
There is a PVC double glazed window to the side, a central ceiling light and doors leading off to the bedrooms and bathroom.

BEDROOM 1
14'2" into bay x 10'6" (4.32m into bay x 3.20m)
A large front facing double bedroom with a deep PVC double glazed bay window to the front, central heating radiator and a central ceiling light.

BEDROOM 2
12'8" x 10'2" (3.86m x 3.10m)
Another excellent sized second double bedroom, it has a PVC double glazed window to the rear, fitted wardrobes, a central heating radiator and a ceiling light.

BEDROOM 3
7'10" x 6'6" (2.39m x 1.98m)
This has a PVC double glazed window to the front, fitted wardrobes, a central heating radiator and a central ceiling light.

HOUSE BATHROOM
Smartly fitted with a modern three piece white suite comprising of a low flush w/c, wash hand basin and a P shaped bath with shower over and glass shower screen. There is tiling to the four walls, laminate flooring, a central ceiling light, a PVC double glazed window to the rear and a chrome heated towel rail/ radiator.

ATTIC
13'4" max x 12'6" max (4.06m max x 3.81m max)
This is accessed via a fixed staircase from the first floor landing.

It is fully boarded and lined with a double glazed velux window to the rear elevation and a central heating radiator.

OUTSIDE
To the front of the property there is an attractive garden, set out with decorative stones, ornamental bushes and shrubs inset. A side driveway provides access for off road parking, an iron gate gives access to the side of the property and leads to a detached garage.

GARAGE
21'1" overall x 8'8" (6.43m overall x 2.64m)
There is an up and over door, two windows and a personnel door.

REAR GARDEN
The rear garden is a really good size, it is all enclosed with fencing to the perimeters. There is a pretty paved patio area which can also be accessed via the conservatory, this continues onto a larger rear lawn with shaped borders all stocked with a variety of maturing shrubs and plants

AGENTS NOTES:
TENURE - FREEHOLD. The owner has informed us the property is Freehold.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

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

COUNCIL TAX - This property is Band B.

SOLAR PANELS - The property is fitted with solar panels which are owned by the sellers.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 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

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC