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Oversley Road, Wheatley, Doncaster, DN2 4DX  
Asking Price

This crisp, clean and extremely smartly presented semi detached house sits in this sought after location and benefits from gas central heating via a combi boiler, PVC double glazing throughout and briefly comprises: Reception hall, lounge, wonderful modern open plan dining kitchen which is how most families like to live these days, plus a first floor landing, 2 really good sized double bedrooms and a well proportioned third single bedroom and an immaculate bathroom with a white suite. Outside, the property has a fore courted front which could create off street parking if required and a large rear garden again ideal for a family. One of the real benefits of this property is it's location, it offers great access to both local amenities, Doncaster City Centre and most importantly is within easy reach of Doncaster Royal Infirmary for anyone wishing to work at the hospital. The property is offered with early vacant possession and must be viewed to appreciate all it has to offer.

**ACCOMMODATION**

A double glazed composite style door with double glazed fan light and side screens gives access to the entrance hall.

**ENTRANCE HALL**

With a double panel radiator, a large built in understairs storage cupboard with a double glazed window to the side and doors leading off to the ground floor accommodation.

**LOUNGE**

**12'10" into bay x 12'4" (3.91m into bay x 3.76m)**  
 Situated at the front of the property with a large PVC double glazed square bay window to the front, a double panel radiator and a decorative fire surround incorporating an electric fire.

**OPEN PLAN DINING KITCHEN**

**18'3" max x 15'0" into bay (5.56m max x 4.57m into bay )**  
 Immaculately presented with a range of mid grey high gloss wall mounted cupboards and base units with a grey wood effect rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink and there are matching splashbacks to the work surface. Integrated appliances include a brushed stainless steel fan assisted electric oven with a matching four ring gas hob and a brushed stainless steel extractor hood with a black glass splashback. There is also a boiler cupboard which houses the gas combination boiler, plumbing for a washing machine with an appliance recess and space for a tall fridge freezer as well as a peninsula style breakfast bar. The dining area is nice, open and bright and has a central heating radiator with PVC double glazed french style doors giving access into the rear garden and grey wood style laminated flooring covering the whole space.

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

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing. With a PVC double glazed window to the side elevation, access to the loft space and doors leading off to the remaining accommodation.

**BEDROOM 1**

**13'5" into bay x 11'5" (4.09m into bay x 3.48m)**  
 A lovely large double bedroom, once again with a PVC double glazed square bay window to the front, a central heating radiator and picture rail to the walls.

**BEDROOM 2**

**12'6" x 11'5" (3.81m x 3.48m)**  
 Again, an impressive sized double bedroom, it has a PVC double glazed window enjoying the view over the rear garden, a central heating radiator and picture rail.

**BEDROOM 3**

**8'1" x 6'7" (2.46m x 2.01m)**  
 This is a good sized room for a third bedroom, with a PVC double glazed window to the front and a central heating radiator.

**BATHROOM**

The bathroom again is immaculately presented with a 3 piece white suite comprising of a low flush W/C, a wash hand basin and vanity unit and a shower style bath with a mains plumbed shower over and a shower screen. There is a double panel radiator, an extractor fan, PVC panelling to the bathing and splashback areas and a grey vinyl tile floor covering plus a PVC double glazed window to the rear elevation and white trimmed halogen spotlights inset to the ceiling.

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)

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DONT.

**OUTSIDE**

To the front of the property, there is an enclosed fore court with a brick built wall to the boundary and a cast iron gate. The wall could be removed and the curb dropped to provide off street parking if required and there is a paved access pathway leading to the front entrance door and to the side of the property, where a gate gives access into the rear garden.

**REAR GARDEN**

The rear garden is generous in size and has a good sized paved patio leading to a lawned area with concrete posts and timber fencing to the boundary.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age of boiler unknown.

COUNCIL TAX - Band B.

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

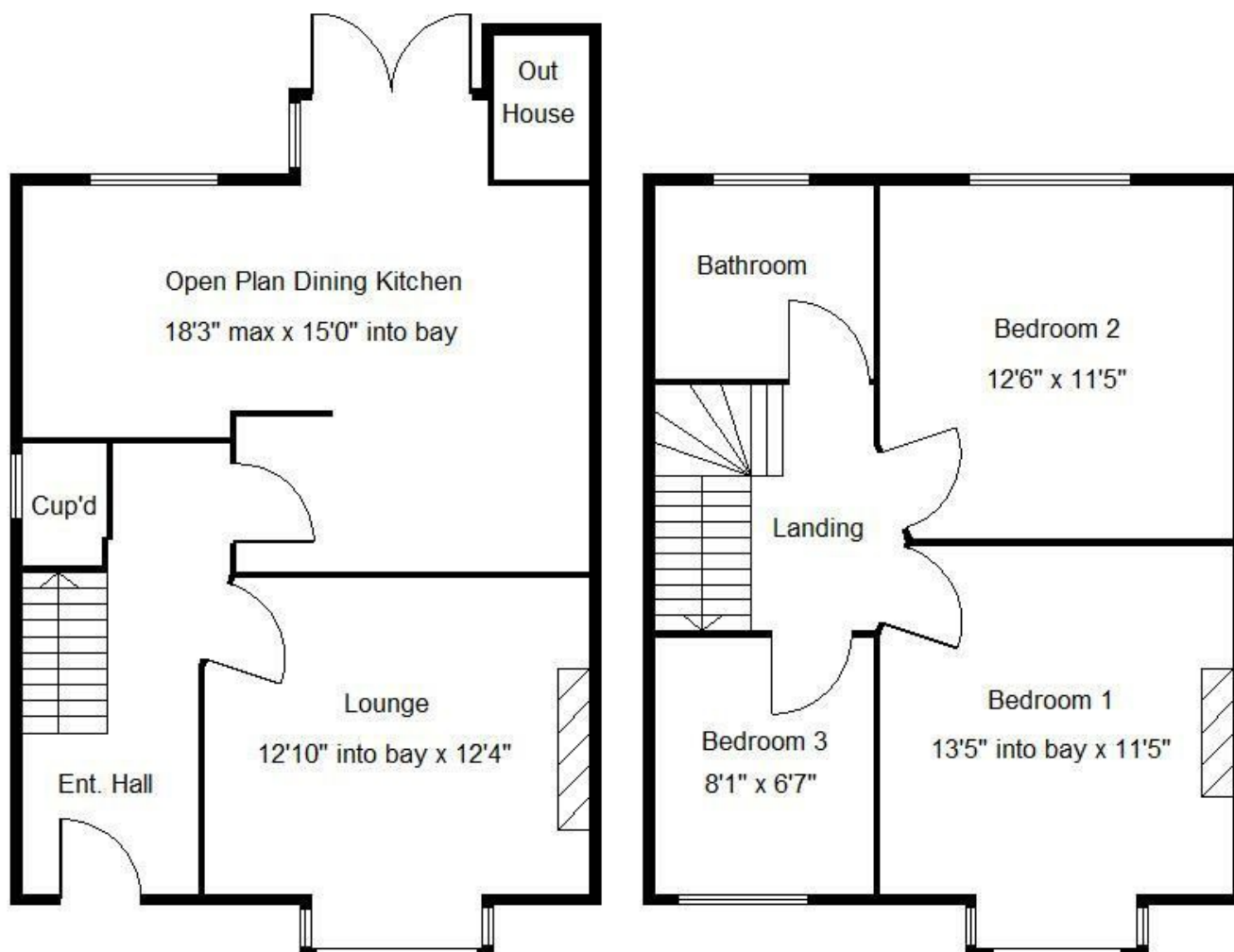
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

MEASUREMENTS - Please note all measurements are

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</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>67</b>                                   |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |