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Yarborough Drive, Wheatley, Doncaster, DN2 4EG  
Offers Over £250,000

**IMMACULATE 3 BEDROOM DETACHED HOUSE / LARGE CONTEMPORARY OPEN PLAN DINING KITCHEN / INTEGRATED APPLIANCES / OFF ROAD PARKING & INTEGRAL GARAGE / LARGE MAIN BEDROOM WITH EN- SUITE / EARLY VIEWING ESSENTIAL //**

Located on this popular development, an immaculate 3 bedroom detached house on the new Park Edge development. Finished with a modern layout and contemporary fittings it really is worth a viewing. It has gas central heating via a combination type boiler, PVC double glazing and it briefly comprises: Entrance hall with stairs to first floor, spacious lounge, beautiful open plan dining kitchen, separate utility room, ground floor W/C, first floor landing, principal bedroom with a dressing area and an en suite shower room, two further good sized bedrooms and family bathroom. Outside are front and rear gardens, the front offers off road parking for 2 vehicles plus an integral garage. With access to local amenities on Wheatley Hall Road and the city centre... viewing is highly recommended.

**ACCOMMODATION**

A composite style double glazed door leads into the entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, a central ceiling pendant light and a door leading into the lounge.

**LOUNGE**

**17'0" max x 13'1" max (5.18m max x 3.99m max)**

An attractive room, this has a deep PVC double glazed bay window to the front, feature panelling to the walls, a central heating radiator, a built in understairs storage cupboard, a central ceiling light and a door into the open plan dining kitchen.

**OPEN PLAN DINING KITCHEN**

**16'10" x 11'0" into bay (5.13m x 3.35m into bay)**

A very contemporary arrangement, the kitchen is fitted with a range of modern high gloss cabinet doors with a contrasting work surface over. There is a four ring gas hob with an extractor hood and a glass splashback, an integrated oven, fridge freezer, dishwasher and a single drainer stainless steel sink with a mixer tap. The floor has been finished with a modern marble effect tile, a deep PVC double glazed bay window with double doors gives an outlook and access into the property's rear garden, two central ceiling pendant lights, a double panel central heating radiator and a door into the utility room.

**UTILITY ROOM**

This is fitted with coordinating units, there is plumbing for a washing machine and behind the wall cabinet is the gas fired combination type boiler which supplies domestic hot water and central heating systems.

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing, where stated. Age of units 2020.

**HEATING** - Gas radiator central heating. Age of boiler 2020.

**COUNCIL TAX** - Band C.

**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, 02 and Vodafone.

There is a central heating radiator, a PVC double glazed window, an extractor fan, a central ceiling light and a ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a low flush W/C, a corner wash hand basin, a PVC double glazed window, a ceiling light, a central heating radiator and matching tiles.

**FIRST FLOOR LANDING**

With a central ceiling pendant light, a smoke alarm, access into the loft space, a central heating radiator and doors into the bedrooms and bathroom.

**PRINCIPAL BEDROOM SUITE**

**12'0" x 9'0" (3.66m x 2.74m)**

A large double bedroom area, this has a PVC double glazed window to the front, a double panel central heating radiator, a central ceiling pendant light and a broad opening which leads through into the dressing area.

**DRESSING AREA**

There is a PVC double glazed window to the rear, space for wardrobes, a central heating radiator, a central ceiling pendant light and a door into the en suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a shower enclosure with an independent electric shower, a low flush W/C and a wash hand basin. There is tiling to the shower and splashback areas, coordinating floor tiles, a central heating radiator, a PVC double glazed window, a fuse shaver point and an extractor fan.

**BEDROOM 2**

**11'0" x 10'0" (3.35m x 3.05m)**

A double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling pendant light and a deep built in wardrobe set to the recess concealing hanging rail and storage.

**BEDROOM 3**

**10'9" x 6'0" (3.28m x 1.83m)**

This has a PVC double glazed window to the rear, a central ceiling light and a central heating radiator.

**BATHROOM**

Fitted with a modern 3 piece white suite comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C. There is tiling to the bathing and splashback areas, coordinating floor tiles, a double panel central heating radiator, a PVC double glazed window, a central ceiling light and an extractor fan.

**OUTSIDE**

To the front of the property, there is a double width driveway which provides car standing for 2 cars side by side and this continues to the integral garage.

**INTEGRAL GARAGE**

**17'0" x 9'2" (5.18m x 2.79m)**

With an up and over door and power and light laid on.

**REAR GARDEN**

A beautiful south facing rear garden, it is all enclosed with fencing to the perimeters, mainly lawned with a paved patio and sitting area which extends across the side and rear elevations.

**AGENTS NOTES:**

TENURE - FREEHOLD.

**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.

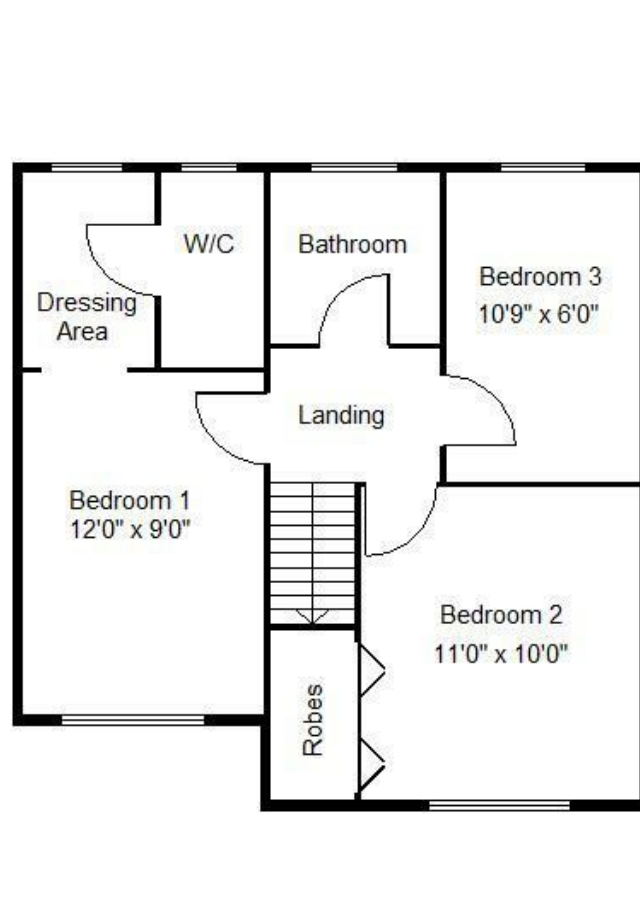
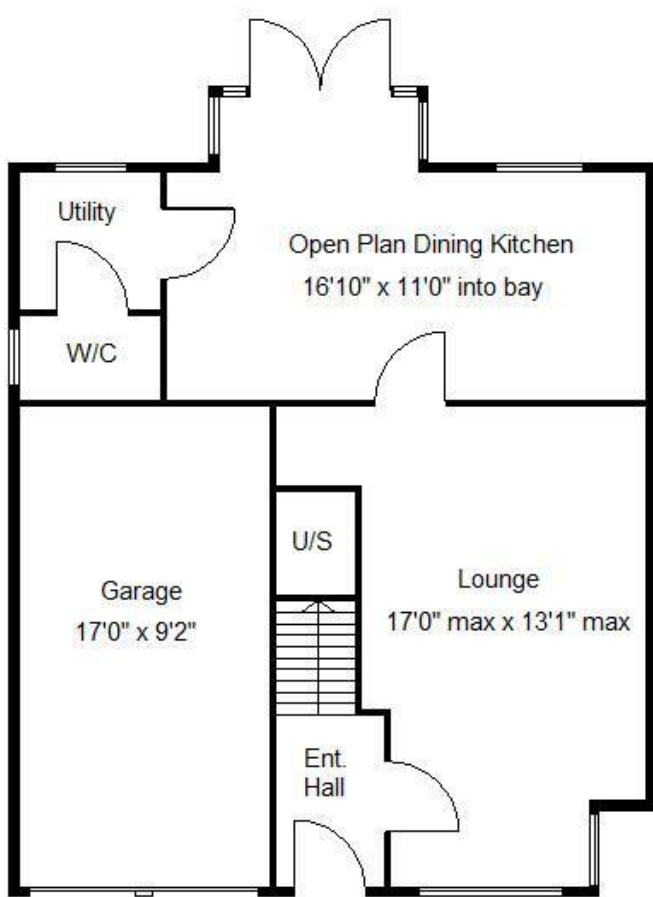
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prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	