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Greenleaf Avenue, Wheatley Hills, Doncaster, DN2 5RF  
Offers Over £199,995



**GOOD SIZED 3 BEDROOM TRADITIONAL STYLE DETACHED HOUSE / AMPLE PARKING WITH SIDE DRIVEWAY & DETACHED BRICK GARAGE / ATTRACTIVE GARDENS / GOOD SIZED LIVING ACCOMMODATION / VERY POPULAR RESIDENTIAL LOCATION / NO UPWARD CHAIN / VIEWING ESSENTIAL //**

Located on this popular roadway in Wheatley Hills, a traditional styled, bay fronted 3 bedroom detached house offered with vacant possession. The property has a gas central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, ground floor W/C, spacious lounge with a feature bay window, separate living/ dining room, fitted kitchen with integrated cooking appliances, first floor landing, 3 bedrooms, all with wardrobes and a white bathroom suite with a shower over bath. Outside are attractive gardens, ample parking and a detached garage with an electric door. Well placed with access to local amenities including local shops plus Wheatley Park Shopping Centre which includes M&S, Next etc. and access to the M18 and motorway network. Offered with no onward chain... viewing is highly recommended.

**ACCOMMODATION**

Two PVC double glazed double opening doors with an arched fan light over lead into the property's entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, a central ceiling light and a staircase leading to the first floor accommodation with a built in understairs storage cupboards and doors to:

**GROUND FLOOR W/C**

Fitted with a low flush W/C, a bracketed wash hand basin, tiling, an extractor fan and a wall light and a pvc double glazed window.

**LOUNGE**

**14'6" into bay x 12'6" (4.42m into bay x 3.81m)**  
A front facing reception room, it has a deep PVC double glazed bay window to the front, a central heating radiator, coving and a feature fireplace.

**DINING ROOM**

**12'5" x 11'9" (3.78m x 3.58m)**  
Again this is a good size, it has a PVC double glazed window with an outlook over the property's rear garden, a fireplace with a back boiler which supplies domestic hot water and central heating systems and a central ceiling light.

**KITCHEN**

**9'9" x 6'8" (2.97m x 2.03m)**  
Fitted with a range of high and low level units finished with a coordinating work surface and tiled splashbacks. There is a four ring ceramic hob, an integrated oven and an extractor hood, a deep recess suitable for a tall fridge freezer, plumbing for an automatic washing machine, room for a dishwasher

and a single drainer 1 1/2 bowl stainless steel sink unit. There are two PVC double glazed windows, a PVC double glazed exterior door, a central heating radiator, a tiled floor covering and a ceiling light.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**14'6" into bay x 12'6" (4.42m into bay x 3.81m)**  
A lovely double bedroom, it has a deep PVC double glazed bay window to the front, inbuilt wardrobes concealing hanging rail and storage plus a dressing table and a ceiling light.

**BEDROOM 2**

**12'6" x 12'6" max (3.81m x 3.81m max)**  
Another double bedroom, this has a PVC double glazed window to the rear, a central heating radiator, a ceiling light and fitted wardrobes spanning the length of one wall, concealing hanging rail and storage.

**BEDROOM 3**

**8'9" x 6'9" (2.67m x 2.06m)**  
A comfortable third bedroom with a PVC double glazed window to the front, a central heating radiator, an in built wardrobe over the stair bulk head and a ceiling light.

**BATHROOM**

Fitted with a white suite that comprises of a panelled bath, a pedestal wash hand basin and a low flush W/C. There is tiling to the four walls, a mains plumbed shower, a central heating radiator, a PVC double glazed window and an inbuilt corner cupboard which houses the hot water cylinder with linen storage space above.

**OUTSIDE**

To the front of the property there is an attractive enclosed garden area with double opening gates which lead onto a side driveway approx (7'6" wide) and in turn leads to a detached brick garage. The front garden has been designed for easier and lower maintenance with decorative pebbles, maturing shrubs, flowers and plants.

**DETACHED BRICK GARAGE**

**18'0" x 9'0" (5.49m x 2.74m)**  
With an electric up and over door, power and light laid on.

**REAR GARDEN**

All nicely enclosed, it has fencing and hedging to the perimeters, a shaped lawn with maturing plants and a paved patio extending across the rear elevation plus an outside store perfect for storage etc.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating. Age of back boiler not known.

COUNCIL TAX - Band C.

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](http://www.hortonknights.co.uk)

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