

horton knights of doncaster

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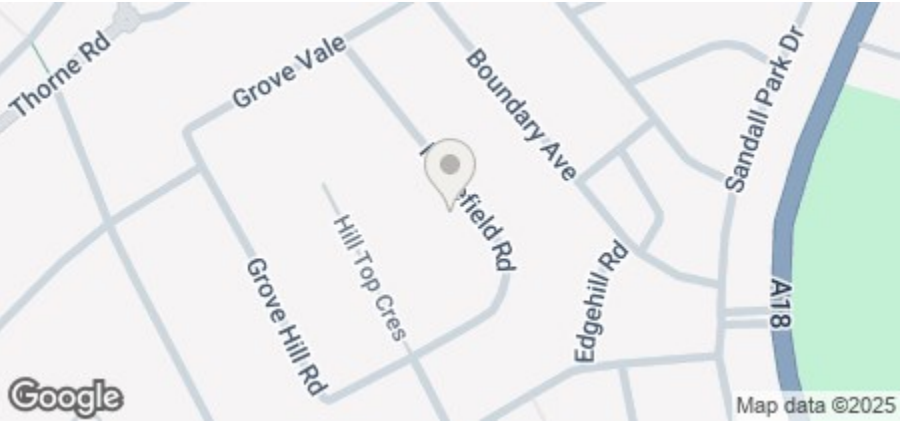
36 Masefield Road, Wheatley Hills, Doncaster, DN2 5SY



TWO BEDROOM SEMI DETACHED PROPERTY / PVC DOUBLE GLAZED WINDOWS / CENTRAL HEATING SYSTEM / COMBI BOILER / EXTENDED KITCHEN DINER / OFF STREET PARKING / WELL PROPORTIONED REAR GARDEN / VACANT POSITION WITH NO UPWARD CHAIN //

An excellent opportunity to purchase this starter home in this really well regarded residential district, and is offered with double glazing, gas fired central heating via a combi boiler, and comprises, entrance hall, lounge, extended kitchen/ dining room, first floor landing, two bedrooms, and a bathroom with a white suite. Outside the property has off street parking to the front, and a well proportioned rear garden. In addition it is perfectly situated for access to all local amenities that anyone could need, and is offered with early vacant position and no onward chain. Viewing is highly recommended to appreciate all the property has to offer.

Offers Over £139,995



ACCOMMODATION

Pvc double glazed entrance door gives access to the entrance hall.

ENTRANCE HALL

With a single panel radiator, stairs rising to the first floor accommodation, further double glazed window to the side, wood effect vinyl floor covering, and doors leading to the ground floor accommodation.

LOUNGE

3.89m x 3.61m into bay (12'9" x 11'10" into bay)

This room extends to the full width of the house and has a pvc double glazed bay window to the front, central heating radiator with decorative cover, ornate coving to the ceiling and a marble style fire surround and hearth incorporating an electric fire.

DINING KITCHEN

4.90m max x 3.89m max (16'1" max x 12'9" max)

The kitchen is extended and has a range of wall mounted cupboards and base units, with a rolled edge work surface, incorporating a one and a half bowl sink with tiled splashbacks. There are also appliance recesses, wood effect vinyl floor continued from the entrance hall, double glazed windows to the side and rear elevations, and a pvc double glazed door giving access into the rear garden plus a large double panel radiator, and a large walk-in under stairs storage cupboard.

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

There is access to the loft space and doors leading off to the remaining accommodations.

BEDROOM 1

3.89m x 3.66m into bay (12'9" x 12'0" into bay)

This is a good sized double bedroom with a pvc double glazed bay window to the front and a double panel central heating radiator.

BEDROOM 2

2.51m x 2.16m (8'3" x 7'1")

A good sized single room with a pvc double glazed window enjoying the view over the rear garden, central heating radiator, and a built in over stairs storage cupboard which houses the gas central heating boiler and has a double glazed window to the side.

BATHROOM

Fitted with a three piece white suite comprising, low flush w/c, wash hand basin inset to a vanity unit, a panelled bath with mixer tap attachment, central heating radiator, timber panelling to dado level to the walls, ceramic tiling to the bathing and shower areas, and a tile effect vinyl floor covering.

OUTSIDE

To the front of the property there is a block paved forecourt with brick built wall to the boundary, concrete post and timber fencing to the side, it provides off street parking for possibly one or two vehicles. Access to the property is down the left hand side where a cast iron gate leads into the rear garden.

REAR GARDEN

This is well proportioned and has concrete post and timber fencing to the boundary with a paved patio and artificial grass, with decorative flower borders stocked with a variety of mature shrubs, plants, and small trees.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

