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Oakhill Road, Wheatley Hills, Doncaster, DN2 5NU  
Offers Over £175,000

**TRADITIONAL STYLED 3 BEDROOM SEMI DETACHED HOUSE / EXTENDED KITCHEN / SIDE DRIVE PARKING & GARAGE / POPULAR ROADWAY / CLOSE TO AMENITIES / NO ONWARDS CHAIN / VIEWING ESSENTIAL //**

This traditional styled semi offers a huge amount of potential, it has been extended over the years and therefore has a larger kitchen but would benefit from some further general updating. It has gas central heating (boiler not working), pvc double glazing and comprises: Entrance hall, open plan lounge and dining room, extended fitted kitchen, first floor landing, 3 bedrooms, 2 good doubles and a single. Outside the property has lovely sized family gardens, a side drive and a detached garage. It enjoys good access to Wheatley Hills many and varied amenities including local shops, schools and access to the hospital. NO UPWARD CHAIN. PRICED TO SELL.

**ACCOMMODATION**

Two PVC double glazed double opening doors lead into the entrance portico.

**ENTRANCE PORTICO**

This has a tiled floor covering and a glazed interior door which in turn leads into the entrance hall.

**ENTRANCE HALL**

From here there is a staircase which leads to the first floor accommodation, a built in understairs storage cupboard with a PVC double glazed window to the side and houses the meters etc, there is an oak floor covering, a central heating radiator, coving and a ceiling light.

**LOUNGE**

**12'9" into bay x 11'3" (3.89m into bay x 3.43m)**

The lounge is a good size, it has a deep PVC double glazed bay window to the front, a gas fire set onto a tiled hearth, a ceiling light, coving and a broad opening which leads through into the dining area.

**DINING AREA**

**13'3" x 10'2" (4.04m x 3.10m)**

Again, a good size, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, a fireplace set onto a tiled hearth, coving and a central ceiling light.

**KITCHEN**

**17'10" x 7'10" max (5.44m x 2.39m max)**

The kitchen has been extended over the years, it is a good size and is fitted with a range of high and low level units finished with an oak cabinet door and a contrasting rolled edge work surface. There is a four ring gas hob with an extractor cooker hood above, an integrated double oven, a 1 1/2 bowl composite style

sink with a mixer tap, plumbing for an automatic washing machine, a central heating radiator, an integrated fridge/ freezer and concealed behind one of the wall cabinets is a gas fired combination type boiler (not working) which supplies the domestic hot water and central heating systems. There are 2 PVC double glazed windows, a tiled floor covering, a composite style double glazed rear door and 2 ceiling light points.

**FIRST FLOOR LANDING**

There is a PVC double glazed window, a ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'2" into bay x 11'0" (4.01m into bay x 3.35m)**

A large double bedroom, it has the benefit of a PVC double glazed bay window to the front, there are fitted wardrobes set into the recesses, a central heating radiator and a ceiling light.

**BEDROOM 2**

**13'3" x 10'4" (4.04m x 3.15m)**

Again, a lovely double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a ceiling light, a central heating radiator and a built in cupboard set to the chimney recess, concealing hanging rail and storage.

**BEDROOM 3**

**6'9" x 6'6" (2.06m x 1.98m)**

A single bedroom, this has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

**HOUSE BATHROOM**

Fitted with a suite comprising of a panelled bath with a shower mixer attachment, a wash hand basin, a low

flush W/C, tiling to the four walls, spotlighting to the ceiling, an extractor fan and a PVC double glazed window.

**OUTSIDE**

To the front of the property, there is an enclosed garden area, this has walling and fencing to the perimeters. There are steps up to the entrance door and a long side driveway which continues into the rear garden.

**DETACHED SECTIONAL GARAGE**

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

**REAR GARDEN**

The rear garden itself is a good size, it enjoys a Westerly aspect and has hedging and fencing to the perimeters plus ornamental trees and bushes inset.

**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 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 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,

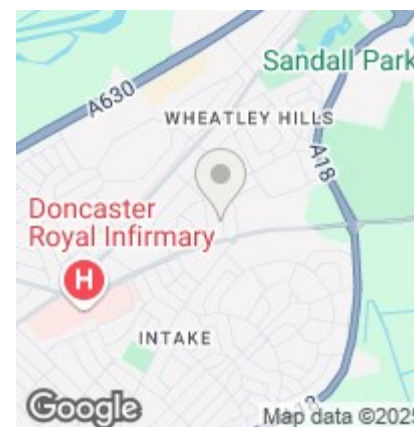
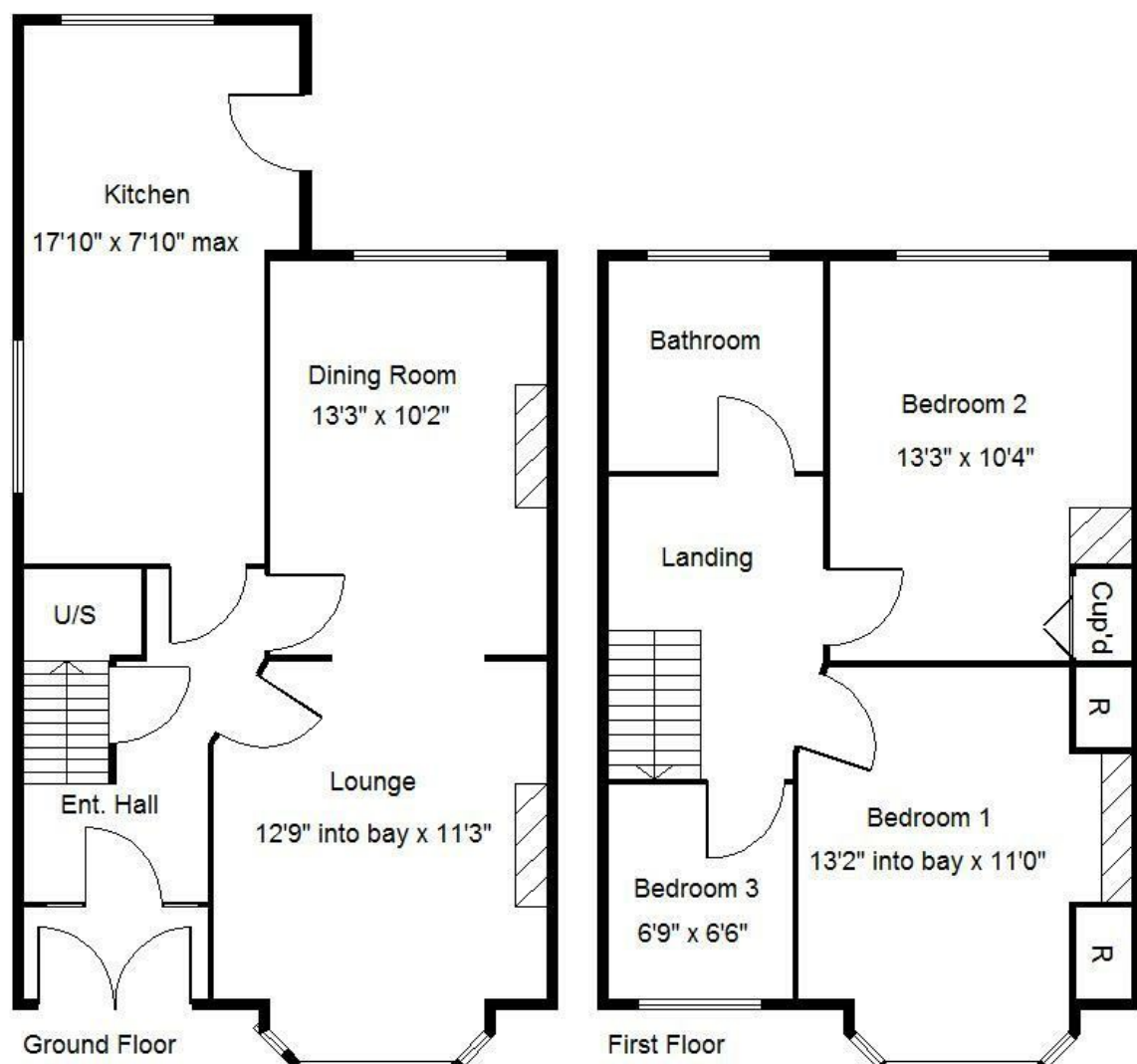
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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

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