

# horton knights of doncaster

31 Raby Road, Wheatley, Doncaster, DN2 4BZ



**Situated on this popular roadway in Wheatley, an attractive 3 bed end terraced house, ready to move into immediately.**

Situated on the end of this terrace, this really nicely proportioned traditional style terrace property sits in a wonderful location with access to Doncaster city centre as well as the local hospital. The accommodation on offer benefits from majority pvc double glazing and gas fired central heating, and comprises of a reception hall, lounge, separate dining room, fitted kitchen, first floor landing, three bedrooms including two large double bedrooms and a bathroom with a modern white suite. Outside the property is four courted at the front and has a really nice enclosed rear garden. Viewing is highly recommend to appreciate all it has to offer.

**£895 PCM**



## **ACCOMMODATION**

A PVC double glazed entrance door gives access to the entrance hall.

## **ENTRANCE HALL**

With a central heating radiator, coving to the ceiling, stairs rising to the first floor and doors leading off to the ground floor accommodation.

## **LOUNGE**

This is a nice size reception room with a square PVC double glazed bay window to the front, original style picture rail and coving to the ceiling, a central heating radiator and a beautiful decorative fire surround incorporating a tiled inset and hearth with fire.

## **DINING ROOM**

Having PVC french style doors to the rear, a central heating radiator and a decorative fire surround with a marble style inset and hearth. A door from here leads to the kitchen.

## **KITCHEN**

Fitted with a range of shaker style wall mounted cupboards and base units with a wood block effect rolled edge work surface, incorporating a one and a half bowl stainless steel sink with mixer tap and tiling to the splashback areas. There is an integrated electric double oven with a matching electric hob and a brushed stainless steel/ glass extractor hood above, feature quarry tiled floor, a central heating radiator, a wall mounted gas central heating boiler, a single glazed sash window to the side and a pvc double glazed door giving access into the rear garden, plus a large walk in under stairs storage cupboard.

## **FIRST FLOOR LANDING**

With coving to the ceiling, a central heating radiator and doors leading off to the remaining accommodation.

## **BEDROOM 1**

This is a wonderful large double bedroom which extends to the full width of the house, with original style exposed timber floor boards, coving to the ceiling, a PVC double glazed window to the front, a central heating radiator and an original style cast iron fire surround with a tiled hearth.

## **BEDROOM 2**

Another lovely sized double bedroom with a single glazed sash window to the rear, a central heating radiator, coving to the ceiling, exposed floor boards and an original style cast iron and fire surround with a tiled hearth.

## **BEDROOM 3**

A good sized single room with a single glazed sash window to the rear and a central heating radiator.

## **HOUSE BATHROOM**

This is nice and smart, with a modern fitted white suite comprising of a low flush w/c, a pedestal wash hand basin and a panelled bath with a shower screen and mains plumbed shower above. There is tiling to the bathing and splashback areas, a vinyl floor covering, a wall mounted heated towel rail, coving to the ceiling, an extractor fan and a single glazed sash window to the side elevation.

## **OUTSIDE**

To the front of the property, there is an enclosed four court which is laid with gravel and a small hedgerow with brick built wall to the boundary plus a concrete access pathway.

## **REAR GARDEN**

The rear garden is a nice surprise and has a good sized area of lawn with decorative flower borders and brick built wall to the boundary with bi-fold gates giving access to the service lane at the rear. There is an outside tap, a metal framed green house structure set onto raised timber decking, a very useful timber storage shed and an outside w/c which is fully functioning.

## **AGENTS NOTES:**

TENURE - FREEHOLD.

LOFT - Please note, the loft is not included in the tenancy.

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 unknown.

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, O2 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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