



horton knights of doncaster

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Auckland Road, Wheatley, Doncaster, DN2 4AG
Offers Over £200,000

SUBSTANTIAL 3/4 BEDROOM PERIOD SEMI / LARGE SIDE/REAR EXTENSION CREATES B4 OR OFFICE / MATURE GARDENS & LARGE DRIVEWAY / HUGE POTENTIAL / ATTRACTIVE ROADWAY / CHAIN FREE / PRICED TO SELL //

Located in this beautiful conservation area on a tree lined central roadway, a substantial 3 bedroom semi with a large extension which offers superb potential. Yes the property will require updating, but is a fantastic blank canvas, with many period features a buyer will be able to create a stunning family home. It has a large mature garden ample off road parking. Gas central heating via a combination type boiler, some pvc double glazing and briefly comprises: Entrance hall with period quarter turn staircase, cloaks cupboard, open plan lounge and dining room, fitted kitchen, separate utility room & GFWC, plus a large ground floor extension into an office which could be a large 4th bedroom, or a huge kitchen. First floor landing, 3 large bedrooms and a bathroom large enough to accommodate a 4 piece suite. Auckland Road is an attractive roadway within walking distance of the hospital, city centre and all its amenities. An exceptional property which must be viewed.

ACCOMMODATION

A brick portico gives shelter to a period style leaded glazed entrance door with matching side screens, this leads into the property's entrance hall.

ENTRANCE HALL

A beautiful period hall, there is a quarter turn staircase leading to the first floor accommodation, coving to the ceiling, delft rail, a central heating radiator, a deep built in cloaks cupboard with a diamond shaped leaded window, hanging rail and light laid on. A door from here leads into the lounge.

OPEN PLAN LOUNGE

17'10" into bay x 13'0" (5.44m into bay x 3.96m)

This has been opened up over the years to create one large open plan living space. The lounge area has a deep PVC double glazed bay window to the front, parquet style flooring, a central heating radiator, ornate corning, a wall mounted gas fire and a broad opening into the dining room.

DINING ROOM

17'2" into bay x 12'6" (5.23m into bay x 3.81m)

This has a PVC double glazed window with an outlook over the property's rear garden, a double panel central heating radiator, a continuation of the parquet style flooring, a brick tiled fireplace with a gas fire inset, coving and a picture rail. A second door returns into the entrance hall.

KITCHEN

12'10" x 9'4" (3.91m x 2.84m)

A good size, the kitchen is fitted with a range of high and low level units finished with an oak cabinet door with a work surface over, there is a tiled splashback, a single drainer stainless steel sink unit with a mixer tap. A door from here gives access into the cellar and a further door into the utility room and ground floor W/C.

CELLAR

From the kitchen, a door gives access to stone steps which in turn lead down to the cellar. There is a high level window, a coal slab and shelving. This continues and opens into a second cellar which has a coal chute and houses the electric meters etc.

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

UTILITY ROOM

This has a tiled floor covering, a central heating radiator, a PVC double glazed window, a single drainer stainless steel sink unit and built in cupboards to the recess. There is also gas laid on for a cooker if required. A second door from here gives access into the ground floor W/C.

GROUND FLOOR W/C

Fitted with a low flush W/C and a timber casement window to the side.

OFFICE/ BEDROOM 4

15'8" x 15'0" (4.78m x 4.57m)

Today, this is used as an office but could easily be used as a fourth bedroom. There are three PVC double glazed windows to the front and side elevations, coving to the ceiling, two central heating radiators and a composite style side entrance door.

FIRST FLOOR LANDING

This has a beautiful, tall feature leaded glazed window on the side elevation, a deep built in cupboard housing the gas fired combination type boiler which supplies the domestic hot water and central heating systems plus space for extra storage. From here doors lead to the bedrooms and bathroom.

BEDROOM 1

17'8" into bay x 12'10" (5.38m into bay x 3.91m)

A large double bedroom, as evidenced by the room measurements, it has a broad PVC double glazed bay window to the front, a central heating radiator, picture rail and two ceiling lights.

BEDROOM 2

15'1" x 12'6" (4.60m x 3.81m)

Again, an excellent sized double bedroom. It has a timber casement window with an outlook over the property's rear garden, a central heating radiator, 2 ceiling lights and a built in cupboard set to the chimney recess with a tiled fireplace.

BEDROOM 3

9'9" x 8'6" (2.97m x 2.59m)

A very large third bedroom, as evidenced by the room measurements, this has a timber casement window to the front, a central heating radiator and a ceiling light.

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.ortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best

HOUSE BATHROOM

Fitted with a traditional four piece 'coloured' suite comprising of a cast panelled bath, a wash hand basin, a low flush W/C and a separate shower enclosure with a mains plumbed thermostatic shower. There is a central heating radiator, original period style tiling, two timber casement double glazed windows, a ceiling light and an access point into the loft space.

OUTSIDE

The property stands on beautiful mature gardens, it has access onto a block paved driveway which provides car standing and continues along the side of the property, offering additional parking. There is a shaped lawn with flower beds and borders and ornamental trees.

REAR GARDEN

Again, a good size. There is brick walling to the perimeters and it is principally lawned with shaped flowerbeds and borders stocked with a variety of maturing shrubs and plants. It should be noted, it is private to the rear and is not directly overlooked, with low buildings in the foreground.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

SOLAR PANELS - more details to follow.

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

HEATING - Gas radiator central heating. Ideal modern condensing combination type boiler. Age TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

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

