

horton knights of doncaster

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Dundas Road, Wheatley, Doncaster, DN2 4DS
Guide Price £125,000 - £125,000

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SPACIOUS 2 BEDROOM SEMI DETACHED HOUSE / POPULAR ROADWAY CLOSE TO THE CITY CENTRE / OFF ROAD PARKING / ATTRACTIVE GOOD SIZED REAR GARDEN / LARGE BREAKFAST KITCHEN WITH GRANITE WORK SURFACE / PRICED TO SELL / EARLY VIEWING RECOMMENDED //

Located on this popular central roadway, a good sized 2 bedroom semi detached house. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, spacious lounge with a deep bay window, a large dining kitchen with integrated cooking appliances and granite work surfaces, first floor landing, a large principal bedroom with a deep bay window and walk in wardrobe off, a good sized second bedroom and a house bathroom with a white suite including an electric shower. Outside are the front and rear gardens, the rear is a good size and is principally lawned. Offered with no onwards chain, early viewing is recommended.

ACCOMMODATION

A PVC double glazed door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a double panel central heating radiator, a PVC double glazed window, a central ceiling light and coving. A door from here continues into the lounge.

LOUNGE

14'6" x 11'6" (4.42m x 3.51m)

This is a good sized front facing reception room, it has a broad PVC double glazed bay window to the front, a double panel central heating radiator, a feature fireplace with an electric fire inset, dado rail, coving and a central ceiling light. A door continues into the dining kitchen.

DINING KITCHEN

14'7" x 10'0" max (4.45m x 3.05m max)

This is probably better demonstrated by the floorplan and photographs, the kitchen is all smartly fitted with a range of modern high and low level units finished with a high gloss cabinet door and a contrasting polished granite work surface. There is an inset four ring gas hob with an extractor hood above, an integrated oven beneath, an under mounted stainless steel sink unit and domestic appliance recesses. Finished with a vinyl floor covering, a central heating radiator, two PVC double glazed windows, a PVC double glazed exterior door, coving, two ceiling light points and a door to the understairs storage cupboard. This houses the fuse box and has a PVC double glazed window, vinyl flooring and a ceiling light.

FIRST FLOOR LANDING

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

BEDROOM 1

14'0" x 11'8" (4.27m x 3.56m)

A lovely sized double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator, coving, a ceiling light, picture rail and a deep inbuilt cupboard which provides hanging rail and storage.

BEDROOM 2

10'6" x 9'6" (3.20m x 2.90m)

A good sized second double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, picture rail, a ceiling light and a deep inbuilt cupboard which has linen storage and shelving.

BATHROOM

Fitted with a 3 piece white suite comprising of a cast panelled bath, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling to the bathing and splashback areas, an independent electric shower over the bath including a shower rail and curtain, a central heating radiator, a vinyl floor covering and a mirrored vanity cabinet.

OUTSIDE

To the front of the property a dropped curb gives access to double gates which then lead to a block paved front garden, providing off road parking. This continues along the side of the property and leads into the rear garden.

REAR GARDEN

A good size, it is all nicely enclosed with timber fencing to the perimeters. The rear garden is mainly lawned with several ornamental palm trees inset and there is external water.

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, 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

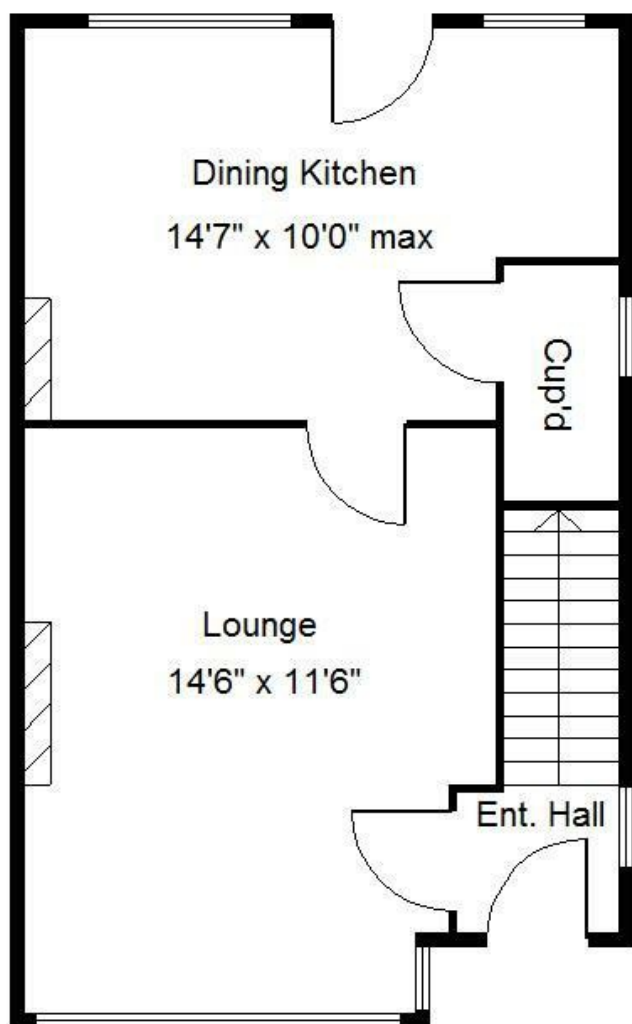
advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

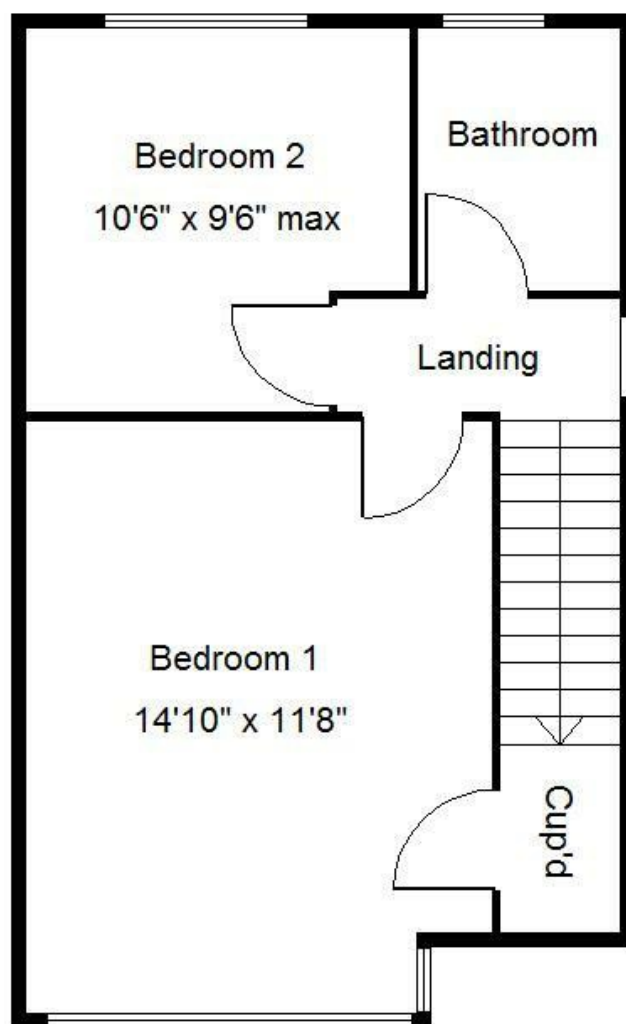
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	69	
(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	