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Green House Road, Wheatley Hills, Doncaster, Yorkshire, DN2 5NG
Offers Over £225,000

**** OPEN TO VIEW SATURDAY 5TH APRIL 11AM - 2PM ... No appointment necessary ****

PERFECT TO MOVE STRAIGHT INTO, ITS LIKE A NEW HOUSE... WITH NO ONWARD CHAIN! The property has under gone a comprehensive refurbishment scheme in recent years and now offers a modern, fresh and very fashionable living space. It has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor including a storage cupboard, spacious front facing lounge with a deep bay window, beautiful open plan living/ dining/ kitchen, new fitted with integrated appliances and a peninsular breakfast island, plus pvc double doors onto the rear garden. First floor landing, 3 bedrooms and a newly fitted shower room. Outside are ample gardens, the front is block paved and offers ample off road parking, and a long enclosed lawned rear garden. Well placed with access to amenities including local shops, schools and the hospital etc. **INTERNAL VIEWING IS ESSENTIAL.**

ACCOMMODATION

A brick portico with mosaic tiled inset gives access into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished and sets the theme for the remainder of the house. There is a central heating radiator, inset spotlighting to the ceiling, hard wired smoke alarm and a staircase to the first floor accommodation with a built in understairs storage cupboard. A new interior door gives access into a beautiful lounge.

LOUNGE

12'8" into bay x 11'4" (3.86m into bay x 3.45m)

This is probably better demonstrated by the floorplan and photographs. It has a deep pvc double glazed window with custom blinds, a central ceiling light, a central heating radiator and modern neutral decorations with a picture rail.

OPEN PLAN LIVING/ DINING/ KITCHEN

17'3" x 13'3" max (5.26m x 4.04m max)

Perfectly designed, making a very modern and desirable layout. The kitchen area is fitted with a range of matte white handle less cabinet doors with a contrasting marble effect work surface. This includes new integrated appliances, with a four ring gas hob, extractor hood, oven and microwave, plus an integrated fridge and freezer and washing machine. There is a single drainer one and a half bowl stainless steel sink unit with mixer tap, the work surface extends to provide a peninsula style breakfast bar with pendant hanging feature lighting, a pvc double glazed window and this opens into the dining/ living areas. With pvc double glazed double opening French doors which lead out into the property's rear garden, two central heating radiators, modern laminate flooring,

inset spotlighting to the ceiling, hard wired heat alarm. Concealed behind one of the wall cabinets is a gas fired modern combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a central heating radiator, access into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'2" into bay x 10'9" (4.01m into bay x 3.28m)

A large double bedroom, it has a deep pvc double glazed bay window to the front with custom blinds, a central heating radiator, picture rail and a central ceiling light.

BEDROOM 2

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

A good sized second double bedroom, it has a pvc double glazed window to the rear, picture rail, a central heating radiator and a central ceiling light.

BEDROOM 3

7'0" x 6'2" (2.13m x 1.88m)

A comfortable third bedroom, it has a pvc double glazed window to the front, a central heating radiator, custom blinds, a central ceiling light and a picture rail.

LUXURIOUS SHOWER ROOM

The original outdated bathroom has gone, it's been remodeled and upgraded to create a luxurious shower room which has a corner shower with rainfall style shower head, wash basin sat onto a vanity top and low flush w/c. There is a central heating radiator, chrome heated towel rail/ radiator, laminate flooring, a pvc double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

The property stands on a good sized plot, the front has all been block paved with a decorative flower bed with shrubs and plants, this provides ample off road parking and a side access via a pedestrian gate into the rear garden.

REAR GARDEN

The rear garden itself is a good size, enclosed with timber fencing to the perimeters. It is mainly lawned with a raised sleeper bed, with a good variety of shrubs and plants inset. There is feature external rear lighting.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system via a modern combination type boiler.

COUNCIL TAX - This property is Band B.

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.

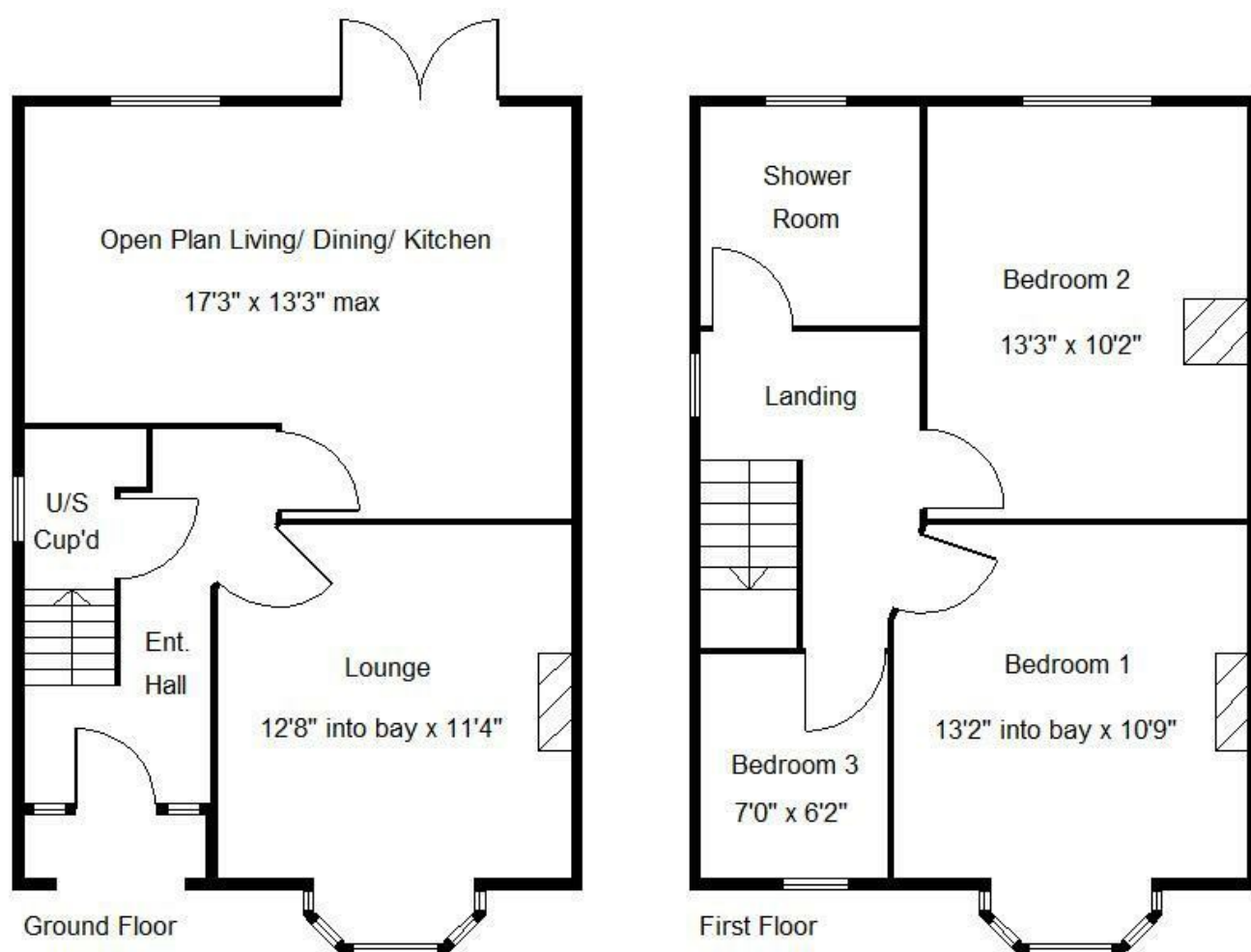
PROPERTY PARTICULARS - We endeavour to make

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)	A		90
(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	