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Wentworth Road, Wheatley, Doncaster, DN2 4BS
Offers Over £150,000

The accommodation on offer benefits from gas central heating and double glazing and comprises: Entrance hall, lounge, dining room, kitchen, first floor landing, 2 large double bedrooms and a good size third bedroom, plus a bathroom and a separate W/C. To the basement level, there are further rooms, all in all offering a good deal of flexibility with this property. As mentioned, it is in a great position for access to DRI as well as a host of other amenities including schools, bus routes and local shopping centres. The property is offered with early vacant possession and viewing is recommended.

ACCOMMODATION

PVC double glazed french style doors give access into an entrance vestibule where an internal door leads to the entrance hall.

ENTRANCE HALL

With a double panel central heating radiator, coving to the ceiling, stairs rising to the first floor and door which leads to the staircase to the cellar, as well as doors leading off to the ground floor accommodation.

LOUNGE

16'0" into bay x 12'4" (4.88m into bay x 3.76m)

A nice sized room with a PVC double glazed bay window to the front, a double panel radiator, original style coving to the ceiling and a decorative fire surround.

DINING ROOM

12'4" max x 12'4" (3.76m max x 3.76m)

With a double glazed window to the rear, a double panel radiator and original style coving to the ceiling.

KITCHEN

11'10" x 11'3" max (3.61m x 3.43m max)

Having wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink, there is an electric cooker point, plumbing for a washing machine with appliance recesses and tiling to the splashbacks. There is a double glazed window to the front and rear elevations, a double panel radiator, a ceramic tiled floor, coving to the ceiling and a timber door leading to steps down to the outside garden and the basement level externally.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With a built in cupboard, a single glazed window to the side elevation and doors leading off to the remaining bedroom accommodation.

BEDROOM 1

16'4" into bay x 12'5" (4.98m into bay x 3.78m)

A lovely size double bedroom, it has a large double glazed bay window to the front, a double panel radiator and coving to the ceiling.

BEDROOM 2

12'5" x 12'1" (3.78m x 3.68m)

With a double glazed window to the rear, a single panel radiator and coving to the ceiling.

BEDROOM 3

8'5" x 6'3" (2.57m x 1.91m)

This has a double glazed hexagonal shaped window to the front, a double panel radiator and access into the loft space.

BATHROOM

Fitted with a panelled bath, a pedestal wash hand basin and a separate shower cubicle. There is ceramic tiling, laminated flooring and a PVC double glazed window to the rear.

SEPARATE W/C

Fitted with a pedestal wash hand basin, a low flush W/C, a central heating radiator, tiling to dado level to the walls, laminated flooring and a double glazed window to the side elevation.

OUTSIDE

To the front of the property, there is a graveled fore court and a paved access pathway leading to the right hand side of the property. This gives access to the side entrance door and stairs up to the kitchen area and steps down to an enclosed garden area.

REAR GARDEN

The rear garden is a really nice size and has brick built walling to the boundary with a shaped lawn and mature trees and a security light attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES -

DOUBLE GLAZING - PVC double glazing, age of units various.

HEATING - Gas radiator central heating system, age of boiler unknown.

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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