

# horton knights of doncaster

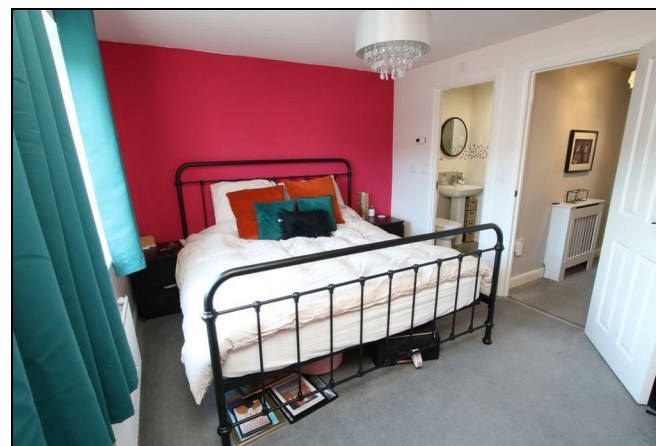
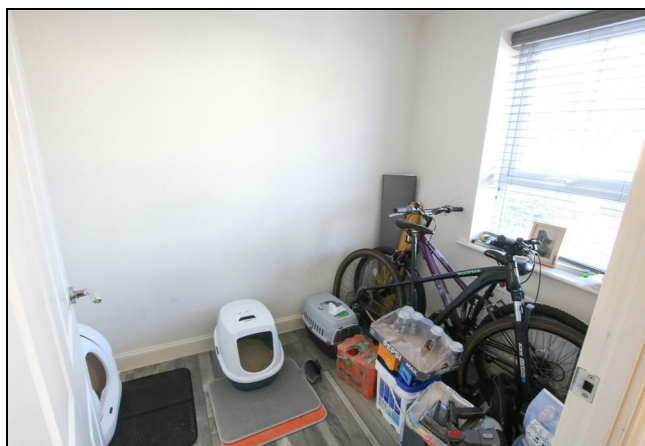
6 Yarborough Drive, Wheatley, Doncaster, DN2 4EG



**LOVELY CONTEMPORARY STYLED 4 BEDROOM, 3 STOREY END TOWN HOUSE / OPEN PLAN GROUND FLOOR LIVING DINING KITCHEN / INTEGRATED KITCHEN APPLIANCES / EN-SUITE SHOWER ROOM TO MAIN BEDROOM / OFF ROAD PARKING / BEAUTIFUL SOUTHERLY FACING LANDSCAPED REAR GARDEN / VIEWING ESSENTIAL //**

Early viewing is recommended to appreciate the style, space and layout of this lovely contemporary styled end town house. Only 5 years old, it offers modern living and includes a gas central heating system, PVC double glazing and briefly comprises: Entrance hall with a cloaks cupboard off, a ground floor W/C, a large open plan living dining kitchen, bedroom 4/ office. First floor landing, spacious front facing lounge and main bedroom with en suite shower room. On the upper floor there are two further good size bedrooms and the house bathroom. Attractive enclosed Southerly facing landscaped rear garden with porcelain tiled patio and artificial grass all designed for lower maintenance. Off road parking to the front. Well placed with access to local amenities including Wheatley Centre shopping Park , M&S, Next, Boots etc, the City Centre plus access to motorway networks via M18/ A1.

**Asking Price £200,000**





ACCOMMODATION

Full particulars are being prepared and will follow shortly. However feel free to book a viewing in the meantime.

ENTRANCE HALL

GROUND FLOOR WC

OPEN PLAN LIVING/ DINING/ KITCHEN

6.10m max x 3.91m max (20'0" max x 12'10" max)

BEDROOM 4/ OFFICE

2.74m x 1.88m (9'0" x 6'2")

FIRST FLOOR LANDING

LOUNGE

3.89m max x 3.58m max (12'9" max x 11'9" max)

MAIN BEDROOM

3.89m x 2.79m (12'9" x 9'2")

EN-SUITE SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM 2

3.89m x 3.43m max (12'9" x 11'3" max)

BEDROOM 3

3.89m x 2.74m max (12'9" x 9'0" max)

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units 2025.

HEATING - Gas radiator central heating. Age of boiler 2020

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.

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](http://www.hortonknights.co.uk)

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

