



sales
lettings
and service

horton knights of doncaster



Midford Drive, Wheatley, Doncaster, DN2 4FN
Asking Price £210,000

JUST LISTED..... AN IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE / STUNNING SHOW HOME STANDARD INTERIOR / PRETTY REAR GARDEN / 2 X PARKING SPACES / OAK FLOORING THROUGHOUT GROUND FLOOR / EN-SUITE TO MAIN BEDROOM / BEAUTIFUL DINING KITCHEN WITH INTEGRATED APPLIANCES / FIRST TO VIEW WILL BUY //

Just listed....be the first to view, you won't be disappointed. This modern home really is 'ready to move into' finished with a very stylish interior and includes a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, spacious lounge with double doors onto a pretty rear garden, a large open plan dining kitchen with integrated appliances, first floor landing, 3 bedrooms, the main bedroom has an immaculate en-suite shower room plus a lovely house bathroom. Outside there is parking for 2 cars and a pretty enclosed rear garden. Very popular development with access to amenities on Wheatley Hall road, including M&S, next, boots etc. PRICED TO SELL.

ACCOMMODATION
Full details, along with interior photos are being prepared, and will follow shortly.

Please take this opportunity to arrange a viewing in the meantime, by calling horton knights estate agents.

AGENTS NOTES:
TENURE - FREEHOLD.

ESTATE CHARGE - £100 p.a.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units as new 2021

HEATING - Gas radiator central heating. Age of boiler, as new 2021

COUNCIL TAX - Band B

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

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		