





welcome to

Hardy Road, Wheatley Doncaster

GUIDE PRICE £140,000-£150,000. Ideal for a first time buyer or young family is this spacious three bedroom semi-detached property which benefits from having a bay fronted lounge and a generous rear garden. The property comes to the market with no onward chain!













Entrance Porch

Accessed through a front facing exterior door.

Entrance Hall

There is a central heating radiator and stairs which rise to the first floor landing with a useful under stairs storage cupboard.

Lounge

14' into bay window x 11' (4.27m into bay window x 3.35m)

With a front facing bay double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Dining Room

11' x 11' 9" (3.35m x 3.58m)

With a rear facing double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Kitchen

15' x 7' 1" max (4.57m x 2.16m max)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, built in microwave and an integrated washing machine. There is useful storage, a central heating radiator, a side facing double glazed window and access through to the conservatory.

Conservatory

7' 3" x 9' 9" (2.21m x 2.97m)

With side and rear facing double glazed windows and rear facing single door which give access to the rear garden. There is tiling to the floor and a central heating radiator.

First Floor Landing

There is a side facing double glazed window.

Bedroom One

14' 6" into bay x 10' 2" (4.42m into bay x 3.10m) With a front facing bay double glazed window, fitted wardrobes ideal for hanging and storage space and a central heating radiator.

Bedroom Two

10' 11" x 11' 10" (3.33m x 3.61m)

With a facing double glazed window. There are fitted wardrobes ideal for hanging and storage space, laminate flooring and a central heating radiator. There is a useful storage cupboard which houses the wall mounted boiler.

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)

With a front facing double glazed window and a central heating radiator.

Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There are spotlights to the ceiling, tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property is a driveway to provide off road parking while to the rear of the property is a generous lawned garden with a variety of mature shrubs and plants. There is a patio area, outside tap and a greenhouse.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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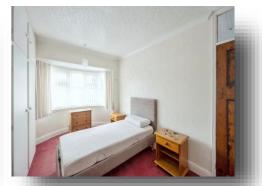
- GUIDE PRICE £140,000-£150,000
- THREE BEDROOM SEMI DETACHED PROPERTY
- **BAY FRONTED LOUNGE**
- REAR ASPECT DINING ROOM AND CONSERVATORY
- **GENEROUS REAR GARDEN**

Tenure: Freehold EPC Rating: D

quide price

£140,000-£150,000







Harrowden Rd Google Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122315



Property Ref: DCR122315 - 0004

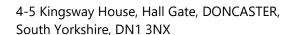
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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