



Yarborough Drive, Wheatley Doncaster

welcome to

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This attractive kingsville style four bedroom, three storey end townhouse benefits from an en-suite shower room, a study, an open plan breakfast kitchen and a double drive positioned on the Park Edge sought after development.



Entrance Hall

With a front facing composite door, a cloakroom ideal for storage and stairs which rise to the first floor landing. The entrance hall gives access to the study, breakfast kitchen and WC.

Downstairs W.C

Fitted with a WC, a corner wash hand basin with mixer tap and a central heating radiator.

Study / Bedroom Four

8' 11" x 6' 1" (2.72m x 1.85m)

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

Open Plan Breakfast Kitchen

20' x 12' 11" (6.10m x 3.94m)

A fantastic modern kitchen fitted with a range of high finish wall and base units with coordinating work surfaces housing the stainless steel sink drainer with mixer tap. The kitchen has a four ring gas hob with a cooker hood above, an electric oven and grill, an integrated washer dryer, fridge freezer and dishwasher. There is complimentary tiling, a central heating radiator, an area for a dining table and chairs and an open plan aspect to a range of living space. With rear facing French doors which open to the rear garden and two further rear facing double glazed windows.

First Floor Landing

With a central heating radiator and access to bedroom three, four and the family bathroom.

Lounge

11' 10" x 12' 11" max (3.61m x 3.94m max)

An attractive and spacious lounge which is situated on the first floor and has a front facing double glazed window and a central heating radiator.

Bedroom One

10' x 12' 11" (3.05m x 3.94m)

A double room with a rear facing double glazed window, a central heating radiator, thermostat and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin with mixer tap and a double walk-in shower. There is a shaving point, a central heating radiator and partial tiling to the walls and floor.

Second Floor Landing

There is a central heating radiator with access to bedroom two and three.

Bedroom Two

13' x 11' 6" max (3.96m x 3.51m max)

With a rear facing skylight window and a central heating radiator.

Bedroom Three

11' 1" x 13' max (3.38m x 3.96m max)

A double room with a front facing double glazed window, a central heating radiator and built-in storage cupboard perfect for hanging and storage space.

Family Bathroom

Fitted with a WC, a wash hand basin and a bath with mixer taps. There is partial tiling to the surround, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property is a tarmac double driveway which provides ample off road parking with a path which in-turn leads to the front, side and to the gated access of the rear garden. To the rear of the property there is a landscaped garden with artificial lawn and a porcelain tiled patio. There is an outside tap and fencing to the perimeter which provides an enclosed garden.

Additional Information

The vendors have made us aware that there is a maintenance charge for the upkeep of the development, which is approximately £150 per annum.



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Yarborough Drive, Wheatley Doncaster

- FOUR BEDROOM END TOWNHOUSE
- POSITIONED OVER THREE FLOORS
- OPEN PLAN BREAKFAST KITCHEN
- STUDY AND GROUND FLOOR W.C
- DOUBLE DRIVEWAY

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125336 - 0003

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