



2b Ripon Avenue, Wheatley Doncaster

welcome to

2b Ripon Avenue, Wheatley Doncaster

This three bedroom semi-detached family home situated with close links to Wheatley Hall road shopping park, a range of schools and local amenities. The property benefits from spacious living accommodation with a ground floor WC, a lounge, kitchen diner and an enclosed front garden.



Entrance Hall

With a front facing double glazed exterior door, stairs which rise to the first floor landing and access to the understairs WC.

W.C.

Fitted with a WC, a hand wash basin with mixer tap and a side facing double glazed window.

Lounge

13' 1" x 9' 6" (3.99m x 2.90m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling, laminate flooring and access through to the kitchen diner.

Kitchen Diner

16' x 9' (4.88m x 2.74m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has a four ring integrated gas hob with cooker hood above, an integrated oven and grill, space for a free standing fridge and freezer, plumbing for a washing machine and space for a dryer. There are decorative spotlight to the ceiling, space for a dining table and chairs, rear facing French doors leading onto the conservatory, a central heating radiator and a side facing double glazed window.

Conservatory

11' x 8' (3.35m x 2.44m)

With rear and side facing double glazed windows and side facing French doors leading onto the rear garden. A versatile space which could be conveniently used as a play room, office or reception room.

First Floor Landing

With a loft hatch, a side facing double glazed window, a useful storage cupboard and laminate flooring.

Bedroom One

10' 10" Max x 9' 9" (3.30m Max x 2.97m)

With a front facing double glazed window, a central

heating radiator, laminate flooring and coving to the ceiling.

Bedroom Two

11' 5" x 9' 2" Max (3.48m x 2.79m Max)

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

Bedroom Three

9' 5" x 6' 8" (2.87m x 2.03m)

With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bathroom

Fitted with a low flush WC, a hand wash basin on a vanity unit and a panelled bath with shower screen and shower over. There is a rear facing obscure double glazed window, a chrome heated towel rail, tiling to the walls and a loft hatch.

Outside

To the front of the property there is a fully enclosed fenced boundary with gated access and gravel sections. To the rear there is a low maintenance patio area featuring artificial lawned sections and block paved surfaces. A rear gate gives access to the rear service lane.



view this property online williamhbrown.co.uk/Property/DCR125283



welcome to

2b Ripon Avenue, Wheatley Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CONTEMPORARY AND SPACIOUS KITCHEN DINER
- FRONT ASPECT LOUNGE
- CONSERVATORY TO THE REAR
- CLOSE TO A RANGE OF LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125283



Property Ref:
DCR125283 - 0002

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 guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk