

# horton knights of doncaster

22

22 Central Boulevard, Wheatley Hills, Doncaster, DN2 5PE



**AVAILABLE NOW.... This very smartly presented 3 bedroom semi-detached house sits on one of the most sought after roadways in Wheatley Hills.**

The accommodation benefits from majority pvc double glazing throughout, gas fired central heating and comprises; Entrance hall, lounge, separate dining room, fitted kitchen with walk in pantry, rear lobby, ground floor w/c, first floor landing, two large double bedrooms with fitted wardrobes, a really good sized single room, plus a bathroom with separate shower and separate w/c. Outside the property is equally well served with lovely front and rear gardens, the rear being quite generous plus a long driveway and detached garage. Wheatley Hills itself is really well placed for access to all of the surrounding amenities including schools, bus routes and main roads to and from Doncaster. All in all, an excellent property in an even better location which must be viewed to be appreciated.

**£995 PCM  
£995 Bond**



## **ACCOMMODATION**

A pvc double glazed entrance door gives access into the property's entrance hall.

## **ENTRANCE HALL**

There are stairs rising to the first floor accommodation with a built in understairs storage cupboard and double glazed window to the side, beautiful wood parquet flooring set in a herringbone style, a central heating radiator, coving to the ceiling and doors leading off to;

## **LOUNGE**

4.78m into bay x 3.66m max (15'8" into bay x 12'0" max)

This is a nice sized room with a lovely large bay window to the front, a central heating radiator, coving to the ceiling and a contemporary style wall mounted electric fire.

## **SEPARATE DINING ROOM**

4.09m x 3.66m max (13'5" x 12'0" max )

Tucked away at the rear of the house, another good sized reception room having a pvc double glazed sliding patio door to the rear, coving to the ceiling and a central heating radiator.

## **KITCHEN**

3.43m x 2.64m (11'3" x 8'8")

Fitted with an attractive range of shaker style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink. There is ceramic tiling to the splash backs, integrated brushed stainless steel electric fan assisted oven with matching four ring gas hob and brushed stainless steel extractor hood above. There is space for a tall fridge freezer, plumbing for a washing machine with appliance recess, a pvc double glazed window to the side, a double panel radiator, timber and glazed doors giving access into the rear lobby, plus a large walk-in pantry/ boiler room, which itself has a single glazed window to the side.

## **REAR LOBBY**

Having pvc double glazed doors and side screens to the left and right elevations and doors leading to a brick built store.

## **GROUND FLOOR W/C**

Fitted with a white high flush w/c and a pvc double glazed window to the side with ceramic tiled floor.

## **FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Having a pvc double glazed window to the front, access into the loft space and doors leading off to the bedrooms and bathroom.

## **BEDROOM 1**

3.76m x 3.10m to robes (12'4" x 10'2" to robes )

A lovely sized double room with a pvc double glazed window to the front, a central heating radiator and built in wardrobes to the left and right hand alcoves of the chimney breast with overhead storage cupboards.

## **BEDROOM 2**

4.09m x 3.05m to robes (13'5" x 10'0" to robes )

Another wonderful sized double room, with pvc double glazed window enjoying the view over the rear garden, a central heating radiator, and built in wardrobes providing ample hanging rail and shelving space.

## **BEDROOM 3**

2.64m x 2.31m (8'8" x 7'7")

This is a nice sized single room with a pvc double glazed window to the rear, a central heating radiator, and wood style laminated flooring.

## **HOUSE BATHROOM**

2.24m x 1.65m (7'4" x 5'5")

Very smartly finished with a newly fitted white suite comprising of a shower cubicle with wall mounted electric shower, pedestal wash hand basin and a panelled bath. The suite is all nicely finished with chrome fittings including a wall mounted heated towel rail. There is full ceramic tiling to the walls with grey wood effect laminated flooring, halogen spotlights to the ceiling and a pvc double glazed window to the side.

## **SEPERATE W/C**

Fitted with a white low flush w/c with push button mechanism, there is a pvc double glazed window to the side and a tile effect laminated floor covering.

## **FRONT GARDEN**

To the front of the property there is a small lawned garden with brick built wall to the front boundary, a blocked paved driveway provides ample off street parking for several vehicles, which leads to the side of the property giving access to the detached garage.

## **DETACHED GARAGE**

The detached garage is of concrete sectional construction with an up and over door to the front.

## **REAR GARDEN**

The rear garden has a nice large patio area leading to a shaped lawn with gravel area to the side and rear of the garage, concrete post and timber fencing to the perimeters.

## **LETTINGS AGENTS NOTES**

AGENTS NOTES - AVAILABLE NOW subject to satisfactory referencing.

CENTRAL HEATING - The property has a gas radiator central heating system fitted.

DOUBLE GLAZING - The property has PVC double glazing fitted.

COUNCIL TAX- This property is Band C.

VIEWING - By prior telephone appointment with horton knights estate agents on 01302 760322.

OPENING HOURS - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00; Sunday www.hortonknights.co.uk.

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

