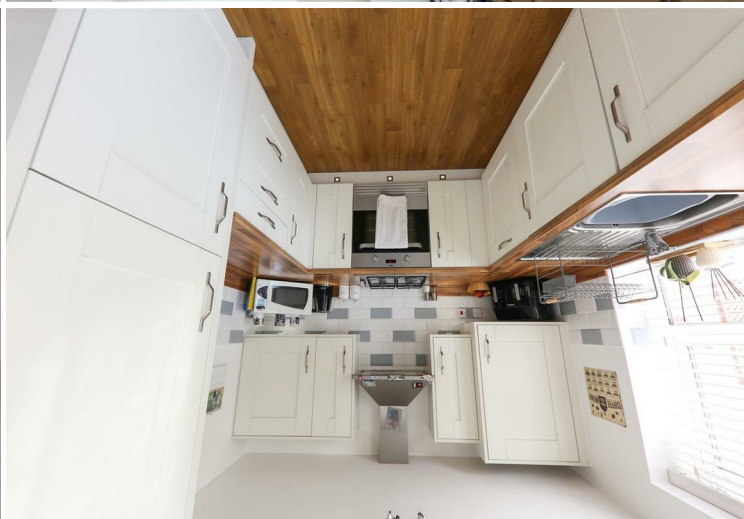
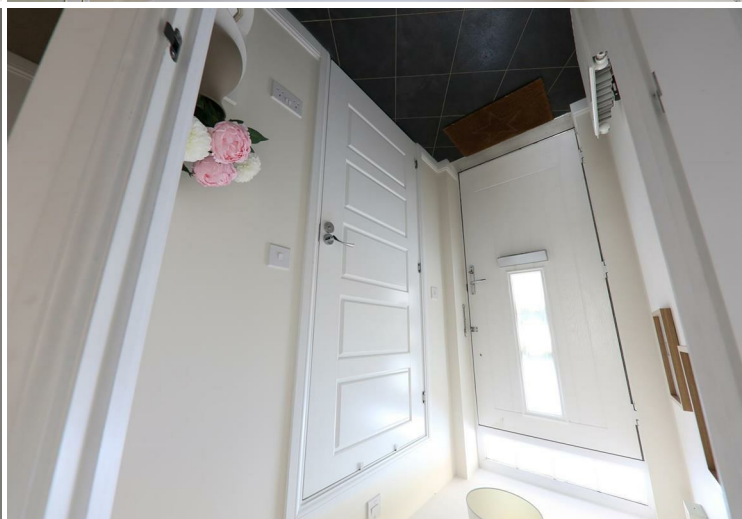
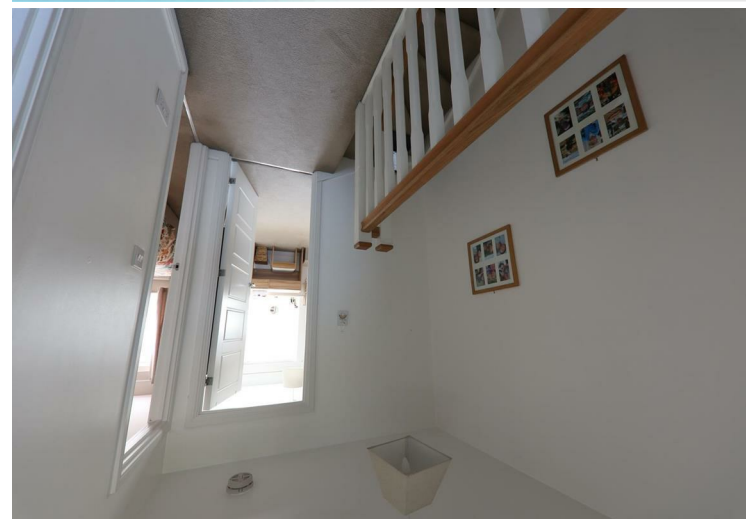
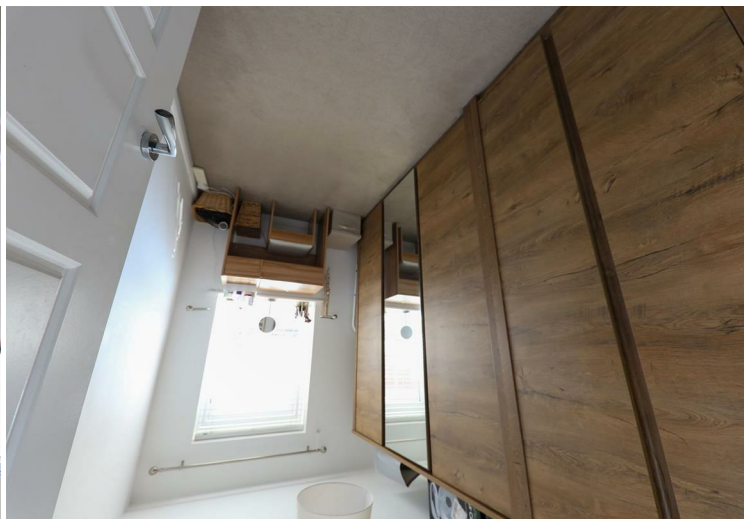
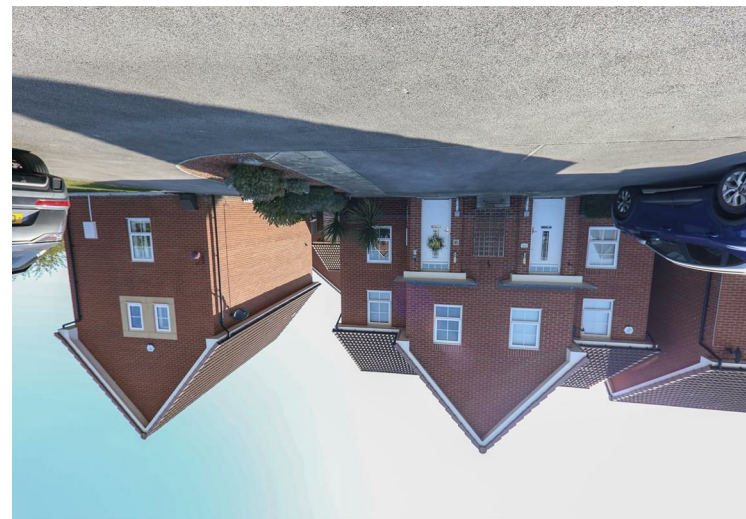




horton knights of doncaster

sales
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16 Whitmoore Drive, Auckley, Doncaster, DN9 3FJ
Offers Around £225,000

JUST LISTED.....LOVELY ESTATE POSITION / ATTRACTIVE 3 BEDROOM SEMI DETACHED HOUSE / OFF ROAD PARKING FOR 2 / UPVC DG & GCH / MODERN KITCHEN WITH INTEGRATED APPLIANCES / MODERN WHITE BATHROOM WITH SHOWER / LOVELY GARDENS / MOTIVATED SELLER / EARLY VIEWING ESSENTIAL //

With a more open front aspect, a lovely modern 3 bedroom semi detached house. The property offers attractive living with the benefit of gas central heating via a combi boiler, pvc double glazing and briefly comprises: Entrance hall with a ground floor wc off, spacious open plan lounge, modern well appointed dining kitchen with integrated appliances. first floor landing, 3 bedrooms, and a modern white bathroom with a shower. Outside there is 2 parking spaces to the front, and a lovely enclosed sunny rear garden. Very popular development in Auckley, close to the airport, local amenities including shops, and very popular schools, plus great access to the motorway network. Early viewing recommended.

ACCOMMODATION
A canopy gives shelter to a double-glazed composite type door with a fan light over and leads into the properties entrance hall.

ENTRANCE HALL
This is all finished with a modern vinyl floor covering, central heating radiator, central ceiling light and a door to the ground floor wc.

GROUND FLOOR WC
This is fitted with a modern 2-piece white suite that comprises of a low flush wc, wash hand basin. There is a continuation of the vinyl floor covering, tiling to half walls, central heating radiator, extractor fan and a ceiling light.

LOUNGE
15'8" x 15'0" max (4.78m x 4.57m max)
This is an attractive front facing reception room, it has a pvc double glazed window to the front, a double panel central heating radiator, central ceiling light, a staircase to the first-floor accommodation and a built-in understairs storage cupboard.

DINING KITCHEN
15'0" x 9'6" max (4.57m x 2.90m max)
This is fitted with a range of modern high- and low-level units finished with a cream Shaker style cabinet door, contrasting oak coloured block work surface with tiled splashback. There is a 4-ring gas hob with an extractor hood above and an integrated oven beneath. There is also an integrated fridge/freezer, dishwasher and washing machine. A single drainer stainless steel sink unit with a mixer tap, there is a vinyl flooring throughout, a double panel central

heating radiator, 2 pvc double glazed, double opening doors which give access into the rear garden and a further pvc double glazed window, 2-ceiling points, concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING
There is an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1 REAR
12'6" x 8'0" (3.81m x 2.44m)
This is a large double bedroom, it has a pvc double glazed window with an outlook over the properties rear garden, central heating radiator and a central ceiling light.

BEDROOM 2 FRONT
11'7" x 8'0" (3.53m x 2.44m)
A second double bedroom, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 3
9'6" x 6'8" (2.90m x 2.03m)
This is a good size third bedroom, it has a pvc double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM
This is all smartly finished with a modern 3-piece white suite that comprises of a panelled bath with a mixer shower over including a glazed shower screen, pedestal wash-hand basin and a low flush wc. There

is tiling to the bathing areas and splashbacks, coordinating vinyl floor covering, pvc double glazed window, extractor fan and a deep built-in storage cupboard with utility shelving and hanging.

OUTSIDE
To the front of the property there are 2 parking spaces side by side, pedestrian pathway and gates, giving separate access into the rear garden.

REAR GARDEN
This is nicely enclosed, it has timber fencing to the perimeters, it is mainly lawned with a paved patio and sitting area. In the far corner there is a timber storage shed, there is also external light and water.

AGENTS NOTES:
TENURE - FREEHOLD - Estate Charge TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2017

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 2017

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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 : 0 0 S u n d a y
www.hortonknights.co.uk

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

