

Woodhouse Road,Wheatley Doncaster DN2 4DF

william h brown

welcome to

Woodhouse Road,Wheatley Doncaster

An excellent opportunity to acquire this three bedroom extended semi-detached home, offered for sale with a long-standing tenant in situ paying £845 PCM, or as vacant possession. Conveniently located close to Doncaster Royal Infirmary, Doncaster City Centre and Wheatley Centre Shopping Park.













Entrance Hall
A welcoming entrance hall accessed via a front facing uPVC entrance door. Featuring laminate flooring, a useful understairs storage cupboard, a side facing double glazed window and stairs rising to the first floor accommodation.

Lounge
A spacious and well-presented reception room with a front facing double glazed bay window providing plenty of natural light. Laminate flooring flows throughout, whilst a feature fireplace creates an attractive focal point with decorative coving to the ceiling and a central heating radiator.

Kitchen Diner
A generous open plan kitchen dining space fitted with a range of wall and base units complimented by wooden work surfaces and tiled splashbacks. Incorporating a sink and drainer with mixer tap, gas hob and electric oven with space for a free-standing American fridge-freezer and plumbing for a washing machine. Benefiting from a side facing double-glazed window, a rear door and uPVC French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

First Floor Landing
With a side facing double glazed window and loft hatch.

Bedroom One
A well-proportioned double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Two
A spacious second double bedroom overlooking the rear garden, featuring a uPVC double glazed window and a central heating radiator.

Bedroom Three
A comfortable single bedroom with a front facing uPVC double glazed window and a central heating radiator.

Bathroom
Fitted with a three piece suite comprising a panelled bath with electric shower over, a pedestal wash hand basin and low flush WC. Finished with a central heating radiator and a rear facing opaque double glazed window.

Outside
To the front of the property is a driveway providing off road parking. The enclosed rear garden has been designed for low maintenance and is predominantly paved, offering an ideal outdoor seating and entertaining space.

Additional Information
The vendor is open to selling to a buy-to-let investor and would welcome the opportunity for the current tenancy to continue, subject to the tenant's agreement to remain in occupation following completion.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

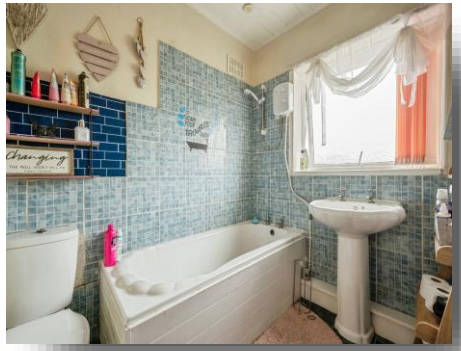
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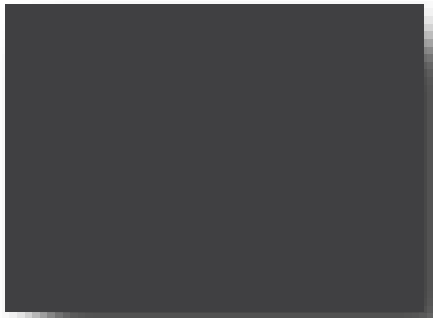
- LONG-STANDING TENANT IN SITU PAYING £845 PCM
- ATTRACTIVE 6.34% GROSS YIELD
- THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE
- GENEROUS KITCHEN DINER

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

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126925

The Property Ombudsman

Property Ref:
DCR126925 - 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 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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