

School Lane, Wheatley Doncaster

william h brown

welcome to

School Lane,Wheatley Doncaster

Situated on this popular and sought after development in Wheatley Hills, this well presented three bedroom semi-detached property is offered to the market with no onward chain. The property benefits from a ground floor W.C., a spacious dining kitchen and an attractive lounge.













Entrance Hall
With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and a useful storage cupboard.

Ground Floor W.C
Fitted with a low flush W.C, a wash hand basin, a central heating radiator and tiling to the walls and floor.

Lounge
13' 8" x 11' 9" (4.17m x 3.58m)
With front and side facing double glazed windows, a central heating radiator and a feature electric fireplace to the focal point of the room.

Dining Kitchen
15' 10" x 8' 9" (4.83m x 2.67m)
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring electric hob with splashback and extractor above, a double eye level electric oven and grill, plumbing for a washing machine and an integrated fridge freezer. There are spotlights to the ceiling, a front facing double glazed window, side double glazed bi-fold doors to the rear garden and a central heating radiator.

First Floor Landing
With access to all first floor accommodation.

Bedroom One
13' 8" x 11' 5" (4.17m x 3.48m)
With front and side facing double glazed windows and a central heating radiator.

Bedroom Two
9' 9" x 9' 1" (2.97m x 2.77m)
With a side facing double glazed window and a central heating radiator.

Bedroom Three
7' 1" x 9' 9" (2.16m x 2.97m)
With a front facing double glazed window and a central heating radiator.

Bathroom
Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over and glass screen. There is tiling to the walls and floor, a central heating radiator and an extractor fan.

Outside
To the front of the property there is a pathway to the entrance hall and two parking spaces. To the side the garden is enclosed and is mainly laid to lawn with patio area and garden shed.

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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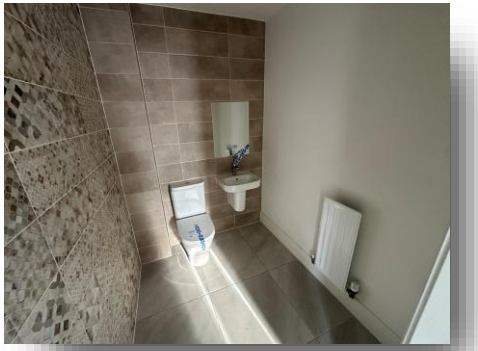
- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER DEVELOPMENT
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE

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

£225,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127505

The Property Ombudsman

Property Ref:
DCR127505 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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