

horton knights of doncaster

sales  
lettings  
and service



Masefield Road, Wheatley Hills, Doncaster, DN2 5SZ  
Offers Over £140,000 - £160,000

**TWO BEDROOM SEMI DETACHED PROPERTY / PVC DOUBLE GLAZED WINDOWS / CENTRAL HEATING SYSTEM / COMBI BOILER / EXTENDED KITCHEN DINER / OFF STREET PARKING / WELL PROPORTIONED REAR GARDEN //**

An excellent opportunity to purchase this starter home in this really well regarded residential district, and is offered with double glazing, gas fired central heating via a combi boiler, and comprises, entrance hall, lounge, extended kitchen/ dining room, first floor landing, two bedrooms, and a bathroom with a white suite. Outside the property has off street parking to the front, and a well proportioned rear garden. In addition it is perfectly situated for access to all local amenities that anyone could need Viewing is highly recommended to appreciate all the property has to offer.

**ACCOMMODATION**

There is a pvc half glazed entrance door giving access into the properties entrance hall.

**ENTRANCE HALL**

The entrance hall has stairs to the first floor accommodation, a pvc double glazed window, laminate flooring which is a continuation of the ground floor, central heating radiator and a central ceiling light.

**KITCHEN**

**12'9" max x 15'0" max (3.89m max x 4.57m max)**

The kitchen has been extended which comprises of a modern range of both wall and base cabinets, contrasting work surface, breakfast bar, a halogen hob, electric oven and contrasting stainless steel extractor hood. There is a single bowl stainless steel sink with a mixer tap over, there is also plumbing for a washing machine and space for a tumble dryer. The kitchen has sliding double glazed patio doors which lead out into the rear garden and two pvc double glazed windows to the side elevation. There is an understairs storage cupboard, central heating radiator and central ceiling light.

**LOUNGE**

**12'4" x 11'1" (3.76m x 3.38m)**

This is a very good size with a large pvc double glazed bay window overlooking the front of the property, it has a central heating radiator and a central ceiling light.

**FIRST FLOOR LANDING**

There is an access point into the loft space and doors leading to the bedrooms and bath and a central ceiling light.

**BEDROOM 1**

**11'8" x 10'10" (3.56m x 3.30m)**

This is a very good size with a large pvc double glazed bay window to the front, double panel central heating radiator and a central ceiling light.

**BEDROOM 2**

**10'11" x 10'10" (3.33m x 3.30m)**

This is currently being used as an office, 2 pvc double glazed windows to the rear and side of the property, central heating radiator and a central ceiling light.

**BATHROOM**

The bathroom is modern in style and comprises of a 3 piece white suite, panelled bath with an electric shower over, wash hand basin, low flush wc with complimentary tiling to the floor and walls.

**OUTSIDE**

To the front of the property there is a dropped kerb providing off street parking, waist height brick wall, gravel to the driveway to the front and side which allows access to the property, maturing tree, easy to maintain front garden.

**REAR GARDEN**

This is a good size enclosed rear garden with a patio area, lawn, concrete posts and timber fencing to the perimeters, maturing shrubs and trees to the borders along with a timber shed.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

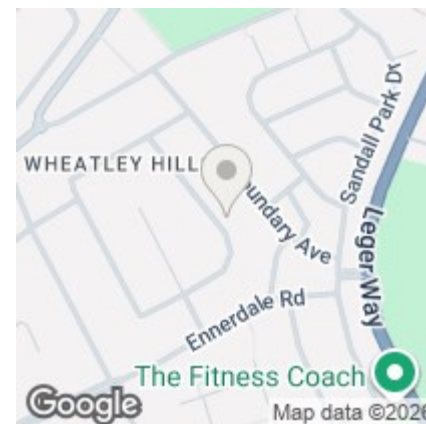
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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 - 3:00 Sunday  
www.hortonknights.co.uk

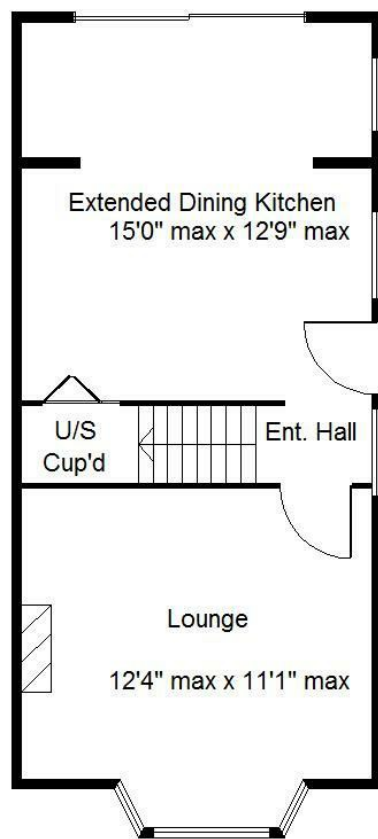
INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a

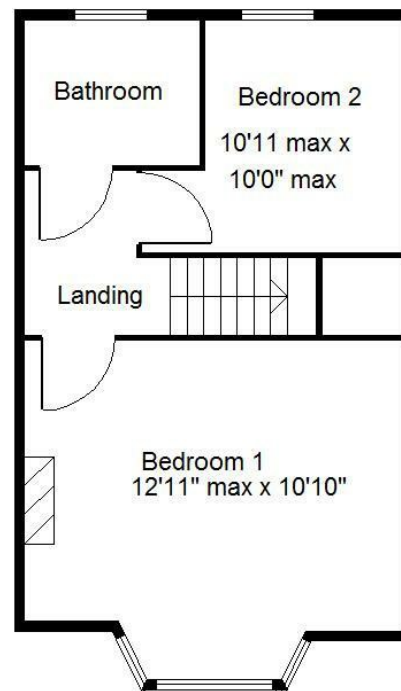
house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor