

Dundas Road,Wheatley Doncaster

william h brown

welcome to

Dundas Road,Wheatley Doncaster

This well presented two double bedroom semi-detached home is situated in a sought after location, close to a host of local amenities and excellent transport links. The property offers well proportioned accommodation, including two reception rooms and a spacious garden bar / outbuilding.













Entrance Hall
With a front facing upvc composite door, a side facing double glazed window and stairs which rise to the first floor landing.

Lounge
With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a coal effect feature fireplace to the focal point of the room.

Dining Room
With a side facing double glazed window, a useful storage cupboard, a central heating radiator, double doors into the kitchen and coving to the ceiling.

Kitchen
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 gas hob with splashback and extractor above, an electric oven and grill, plumbing for a washing machine and undercounter space for a fridge and freezer. There is a rear and side facing double glazed windows providing an abundance of natural light, spotlights to the ceiling and a side door to the driveway and garden beyond.

First Floor Landing
With a side facing double glazed window and access to all first floor accommodation.

Bedroom One
With a front facing double glazed bay window, a central heating radiator, a useful storage cupboard and coving to the ceiling.

Bedroom Two
With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom
The bathroom is fitted with a low flush W.C., a wash hand basin set within a vanity unit and a panelled bath with shower over and glass screen. There is wall tiling, a rear facing obscured double glazed window, recessed spotlights and a heated towel rail.

Outside
The front of the property benefits from a hard landscaped garden, enclosed by a brick boundary wall. A side gate provides access to the rear garden, which features an extensive patio area, graveled sections and a selection of shrubs and planters to the borders, along with access to the outbuilding / garden bar.

Outbuilding / Bar
A versatile and spacious bar/outbuilding offering excellent potential for use as a home office, gym or playroom. The space features recessed ceiling spotlights, laminate flooring and double doors providing access to a useful storage area. There is also a convenient W.C., making this an ideal space for entertaining and hosting guests.

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.

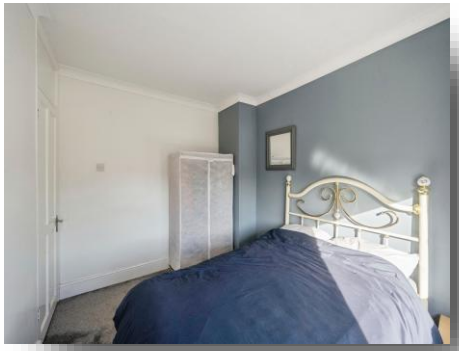
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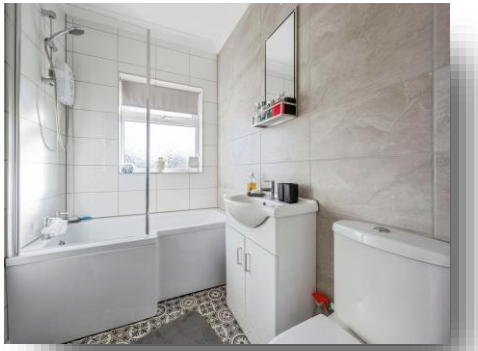
- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- WELL PRESENTED KITCHEN
- FRONT ASPECT LOUNGE
- SEPARATE DINING SPACE

Tenure: Freehold EPC Rating: D
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/DCR127409

The Property Ombudsman

Property Ref:
DCR127409 - 0003

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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