



Woodhouse Road, Wheatley Doncaster

welcome to

Woodhouse Road, Wheatley Doncaster

GUIDE PRICE £160,000-£170,000 This three bedroom semi-detached family home is offered to the market with no onward chain and benefits from a gated driveway, a garage and a generous rear garden. Situated close to a range of shops, schools and local amenities.



Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Entrance

With a front facing exterior 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 gas feature fireplace to the focal point of the room, coving to the ceiling and a central heating radiator.

Dining Room

With a rear facing double glazed window, a gas feature fireplace and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer. There is plumbing for a washing machine, space for a fridge and freezer, a gas cooker point and a useful understairs storage cupboard. There are side and rear facing double glazed windows, complimentary splashback tiling, a door to the rear garden and tiled flooring.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

With a front facing double glazed window and a

central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is a side facing obscured double glazed window and a central heating radiator.

Outside

To the front of the property, double iron gates provide access to the driveway, complemented by a brick boundary wall and a low maintenance and well presented frontage.

To the rear there is an enclosed garden featuring a patio seating area, a decorative pond, and an outside tap. The garden also offers access to a rear-aspect garage/workshop, providing additional storage or workspace.

Garage / Workshop

With up and over door.



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Woodhouse Road, Wheatley Doncaster

- GUIDE PRICE £160,000-£170,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- BAY FRONTED LOUNGE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000-£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126635 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk