

Oakhill Road,Wheatley Hills Doncaster

william
h brown

welcome to

Oakhill Road,Wheatley Hills Doncaster

Situated in this sought after location is this spacious three bedroom semi-detached family home, benefiting from a generous rear garden, an open plan dining kitchen, a bay fronted lounge and a ground floor W.C. Ideal for a first time buyer or growing family.













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

Lounge
With a front facing double glazed bay window, a central heating radiator and coving to the ceiling.

Dining Kitchen
A spacious and open plan room 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 extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is complimentary splashback tiling, a central heating radiator, rear facing French doors to the garden, a side facing double glazed window and access to the rear lobby.

Rear Lobby
With a side facing double glazed window and access to the ground floor W.C.

Ground Floor W.C
Fitted with a low flush W.C, a wash hand basin and a side facing obscured double glazed window.

First Floor Landing
With a side facing double glazed window and access to all bedrooms and family bathroom.

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

Bedroom Two
With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

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

Bathroom
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a bath with shower over. There is a rear facing obscured double glazed window and a heated towel rail.

Outside
Outside the property benefits from enclosed front and rear gardens, there is potential for off road parking subject to a dropped kerb. To the rear there is a generous lawned garden with fencing to the perimeter and a patio area.

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.

Agent's Note
We have been unable to verify material information that relates to this property.
We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

welcome to

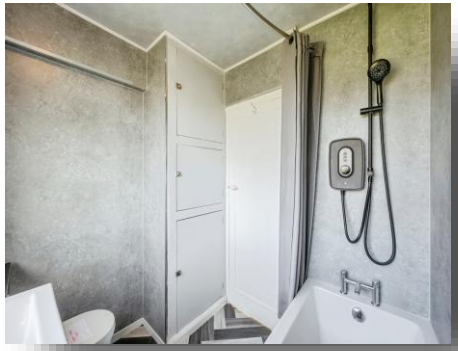
Oakhill Road, Wheatley Hills Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- SOUGHT AFTER POPULAR LOCATION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- SPACIOUS ACCOMMODATION THROUGHOUT
- ENCLOSED FRONT AND REAR GARDEN

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

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127400

The Property Ombudsman

Property Ref:
DCR127400 - 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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