HUNTERS®

HERE TO GET *you* THERE

Wroot Road

Finningley, Doncaster, DN9 3DN

Offers In The Region Of £145,000

2 1 2 C

Council Tax: A

22 Wroot Road

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DESCRIPTION

Briefly the property comprises lounge and dining area, kitchen and bathroom to the ground floor whilst to the first floor are two bedrooms. Outside is a south facing garden to the rear and a paved buffer garden to the front. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

A wooden overhead porch covers a wood effect uPVC door with glass panels leading into:

LOUNGE

12'0" x 11'11" (3.68m x 3.65m)
Feature fireplace in brick housing gas fire and back boiler, shelving, cupboards over door housing smart meter and fuse box, wall mounted thermostat and central heating controller panel, beam to ceiling and bay window to the front elevation, radiator. Door opening into:

DINING ROOM

7'10" x 8'0" (2.41m x 2.45m)
Understairs cupboard with shelving, opening to kitchen, door into bathroom and stairs to the first floor accommodation.

KITCHEN

7'6" x 9'7" (2.31m x 2.93m)
Wall and base units with complementary worktops, spaces for oven and fridge freezer, provision for washing machine, stainless steel sink with mixer tap and tiled splashback, spotlights to ceiling, tiled flooring, window to the rear elevation and white uPVC door with glass panel leading out to the garden.

BATHROOM

4'7" x 8'10" (1.40m x 2.71m)
Half tiled with matching white suite comprising panel bath with shower over, pedestal wash hand basin, low level flush wc, vinyl flooring, spotlights to ceiling with extractor fan, obscure window to the rear elevation and radiator.

FIRST FLOOR LANDING

Providing access to the two bedrooms with window over the stairs providing natural daylight.

BEDROOM ONE

12'1" x 12'0" (3.70m x 3.68m)
A double bedroom with cupboard housing the water tank and shelving, window to the front elevation and radiator.

BEDROOM TWO

7'10" x 7'10" (2.40m x 2.39)
Loft hatch, window to the rear elevation and radiator.

EXTERNALLY

The front is laid to paving with a wall mounted gas meter whilst the rear south facing walled garden is laid to lawn with mature borders and trees, block paved seating area, outside tap and light.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property

Tel: 01302 710773

transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

Road Map

Hybrid Map

Terrain Map

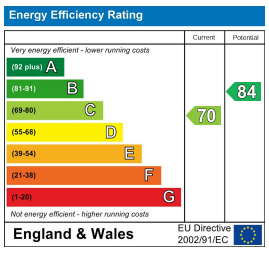
Floor Plan

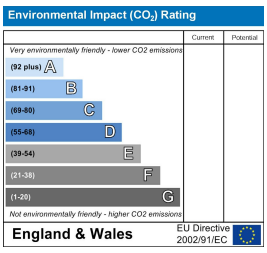
PREPARED BY HUHNTERS FOR IDENTIFICATION PURPOSES ONLY

Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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