



Woodhouse Road, Wheatley Doncaster

welcome to

Woodhouse Road, Wheatley Doncaster

This superb three bedroom semi-detached family home boasts a generous driveway providing ample off road parking and is ideally situated in this highly sought after location. The property benefits from excellent access to Wheatley Hall Road Retail Park, Sandall Park, and a range of local amenities.



Entrance Hall

A spacious entrance hall with stairs which rise to the first floor landing, a useful storage cupboard, a central heating radiator and access through to the lounge.

Lounge

With a front facing double glazed bay window with fitted seating, a decorative feature fireplace, a central heating radiator and an open archway into the dining room.

Dining Room

With rear facing double glazed French doors to the garden, a central heating radiator, coving to the ceiling and open access into the kitchen.

Kitchen

Fitted with a range of wall and base units with contrasting worksurfaces housing the sink and drainer with mixer tap. There is a four gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and dryer and space for a fridge freezer. There is a side facing double glazed window and complimentary tiling.

First Floor Landing

With a side facing double glazed window and access to the three bedrooms and family bathroom.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a bath with electric shower over, a low flush W.C and a wash hand basin. There is tiling to the walls, a rear facing obscured double glazed window and a central heating radiator.

Outside

To the front of the property, a double dropped curb provides access to a block paved driveway, offering generous off road parking for multiple vehicles. There is also an outdoor tap and double gates to the side which in turn lead to the detached garage. To the rear the enclosed garden is mainly laid to lawn and benefits from a decking area, creating an ideal space for outdoor dining and entertaining, with fencing to the perimeter providing privacy and security.

Garage

With up and over door, a side facing window and a further side access door.

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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welcome to

Woodhouse Road, Wheatley Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR SOUGHT AFTER LOCATION
- CLOSE TO A HOST OF SHOPS, SCHOOLS AND EXCELLENT TRANSPORT CONNECTIONS
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- ENCLOSED REAR GARDEN WITH GARAGE TO THE REAR

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126863 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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