



Oakhill Road, Wheatley Hills, Doncaster, DN2

£165,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

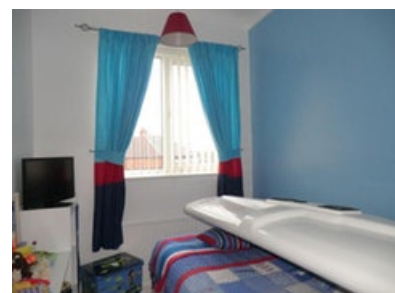
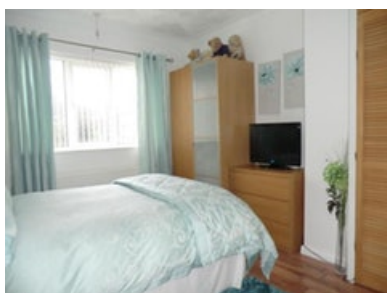
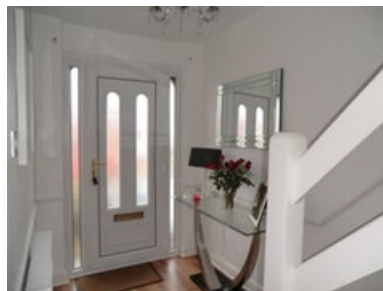
A beautifully presented ready to move in FAMILY HOME offers SPACE & VALUE FOR MONEY ALL UNDER ROOF!
Located in the requested area of Wheatley Hills within walking distance of shops, amenities and within catchment area of popular local Schools - RECENTLY REDUCED OFFERED WITH NO ONWARD CHAIN!

Key features:

- Semi-detached
- Large sitting room
- Spacious lounge
- Modern kitchen dining room with french doors to:
- Private enclosed rear garden
- Tiled family bathroom
- Private driveway
- NO ONWARD CHAIN
- INTERNAL VIEWING HIGHLY RECOMMENDED
- RECENTLY REDUCED
- MOTIVATED VENDOR

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band C (£132.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Well presented semi detached house and approximatley consists of:

Entrance hall Having radiator, stairs to first floor and uPVC double glazed entrance door.

Lounge 12' 6" x 11' 5" (3.83m x 3.5m) This front facing reception room has coving, radiator, uPVC double glazed bay window and bifold doors leading into the living room.

Living room 13' 4" x 10' 2" (4.07m x 3.12m) Having coving, radiator and feature fireplace with living flame gas fire.

Living / kitchen 19' 7" x 16' 4" (5.97m x 4.98m) Having an impressive range of contemporary white gloss wall and base units, roll edge work surfaces and stainless steel sink unit with mixer taps, washer and fridge recesses, radiator, uPVC double glazed window and French doors to the rear garden. Integrated appliances include oven, hob and extractor.

Landing Having radiator, loft access and uPVC double glazed window.

Bedroom 1 14' 4" x 10' 6" (4.37m x 3.22m) This front facing double bedroom has radiator and uPVC double glazed window.

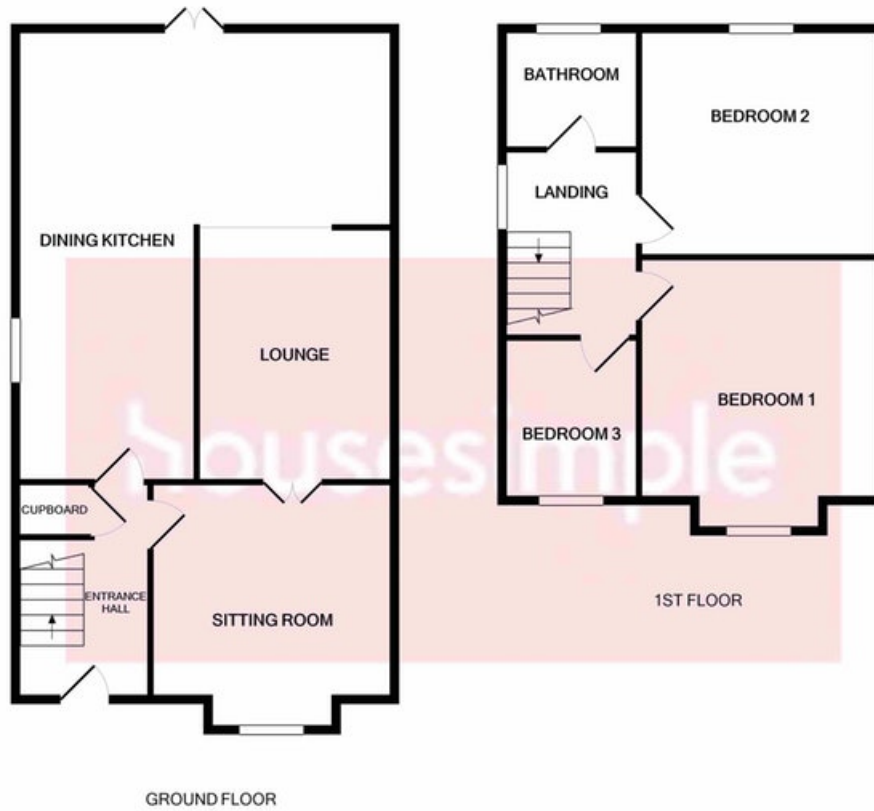
Bedroom 2 12' 4" x 10' 4" (3.76m x 3.16m) This rear facing double bedroom has radiator and uPVC double glazed window.

Bedroom 3 7' 10" x 6' 5" (2.41m x 1.97m) This front facing bedroom has radiator and uPVC double glazed window.

Bathroom 6' 7" x 6' 2" (2.02m x 1.89m) Having a contemporary white three piece suite comprising close coupled wc, pedestal wash hand basin and panelled bath with rain shower, tiled walls, tiled floor, spotlighting, extractor, radiator and uPVC double glazed window.

Gardens and grounds To the front of the property there is a lawned garden with ornamental borders. There is a side driveway which provides off street parking. To the rear of the property there is an enclosed garden. This is laid to lawn with paved seating area.

Floor plan:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate:

Energy Performance Certificate

3, Oakhill Road, DONCASTER, DN2 5NU

Dwelling type: Semi-detached house	Reference number: 9378-0035-7266-5223-3914
Date of assessment: 13 June 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 June 2017	Total floor area: 94 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,177
Over 3 years you could save	£ 1,167

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 183 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,167 over 3 years </div>
Heating	£ 2,523 over 3 years	£ 1,632 over 3 years	
Hot Water	£ 291 over 3 years	£ 195 over 3 years	
Totals	£ 3,177	£ 2,010	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
60	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 795
2 Floor insulation (suspended floor)	£800 - £1,200	£ 123
3 Low energy lighting for all fixed outlets	£50	£ 153

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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