

175, Church Way, Wheatley, Doncaster, DN1 2SD



***** Guide Price £30,000 - £40,000 *****

ATTENTION ALL INVESTORS - A typical 2 bedroom terraced house close to the town with a sitting tenant producing an income circa £2450 p.a.

The property will be sold with the sitting tenant remaining in occupation. The property has a gas radiator central heating system, secondary double glazing and briefly comprises; small entrance hall lounge, lobby, living kitchen, lean to style utility, landing, 2 bedrooms (the front bedroom is a good sized double) and a first floor bathroom. Outside to the rear there is an enclosed courtyard with several brick stores. Well placed close to the market place and town centre and benefits from all the usual town centre facilities.

Guide Price £30,000 - £40,000

ACCOMMODATION

A timber casement double glazed door with fanlight over leads into an inner hall.

HALL

This has a glazed door which leads into;

LOUNGE

11'7" x 11'1" (3.53m x 3.38m)

The lounge has a timber casement window with secondary double glazing, giving an outlook to the front, a central heating radiator, a gas fire, a central ceiling light and a glazed interior door which leads through into the inner lobby.

INNER LOBBY

This is a useful storage space and gives access to a cellar.

LIVING KITCHEN

11'7" x 10'9" (3.53m x 3.28m)

This has a range of high and low level units, a four ring gas hob, an integrated oven, a single drainage stainless steel sink unit, a pvc double glazed window to the rear, and a central heating radiator. To the far corner there is a door giving access to the stairway and first floor. An exterior door gives access to a lean to style utility.

LEAN TO UTILITY

There is a range of base cupboards, and an exterior door leading into a rear courtyard garden.

LANDING

Having an access point into the loft space. and doors leading off to the bedrooms and bathroom.

BEDROOM 1

11'7" x 11'1" (3.53m x 3.38m)

A double bedroom, having a timber casement window with secondary glazed units behind it, with an outlook to the front, a central heating radiator, and a central ceiling light. There are built in cupboards set to the chimney recess.

BEDROOM 2

11'0" x 6'10" (3.35m x 2.08m)

The rear bedroom has a timber casement window to the rear, a central heating radiator, a central ceiling light, and houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BATHROOM

Having a white suite comprising of a panelled bath, a pedestal wash hand basin, a low flush w.c. and a shower over the bath with shower screen, a timber casement window, vinyl floor covering and a central heating radiator.

OUTSIDE



To the rear there is an enclosed courtyard with several brick stores.

AGENTS NOTES:

POSSESSION - The property is sold with a sitting tenant whom will remain in the property. Rent passing is approx £2450 p.a.

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

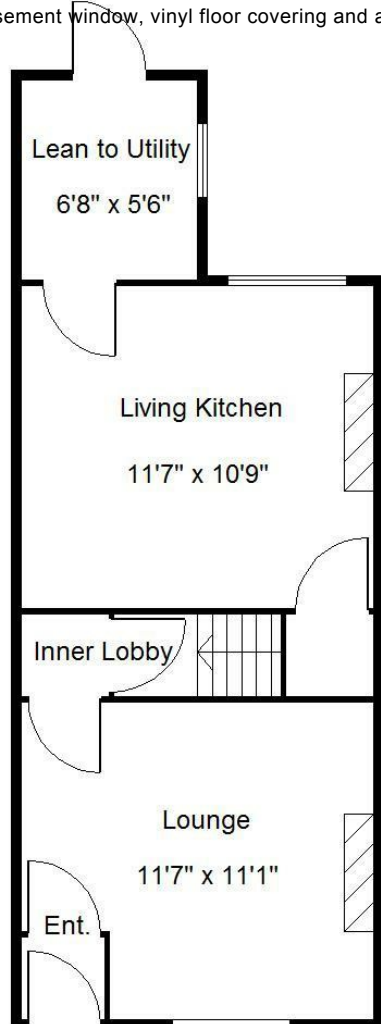
DOUBLE GLAZING - The property is fitted with timber casement windows, some of them having secondary double glazing.

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler.

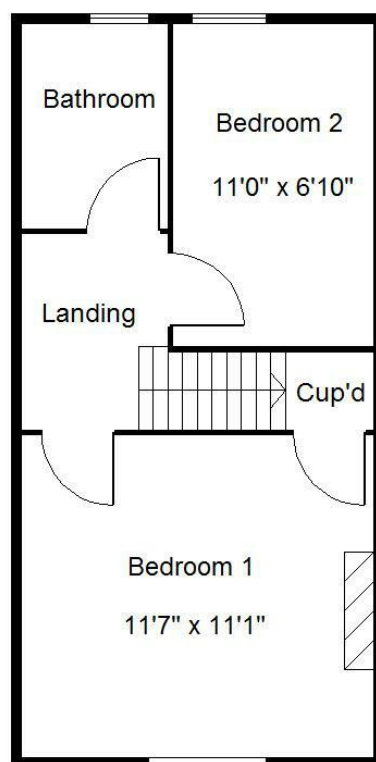
VIEWING - STRICTLY by prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		