

**4 Bedroom(s), Detached House, Freehold**

**Axholme Road, Wheatley, Doncaster.**



- 3D Virtual Tour Available
- Four Bedroom Detached Traditional Family Home
- Kitchen with Pantry
- Cellar Ideal For Storage
- Spacious Rear Enclosed Garden

- No Chain
- Three Reception Rooms
- Utility and Downstairs W/C
- Driveway and Garage
- En Suite to Master Bedroom and Family Bathroom

**Offers in Region  
of  
£330,000  
For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Sizeable 1920s character property with excellent sized south facing garden. Lots of original features throughout. Has undergone modernisation since 2014 with potential for further improvements or extension to meet the needs of any family (subject to planning permissions). En suite bathroom installed in recent years with lighting re-wired throughout and new fuseboard to meet all modern standards. Lovely street where all properties are privately owned. Open fire in sitting room can be used with wood or coal makes for cosy winter evenings. Lounge benefits from dual aspect creating light airy space with French doors onto garden for that open summer feel.

## Cellar

## Floor Plan



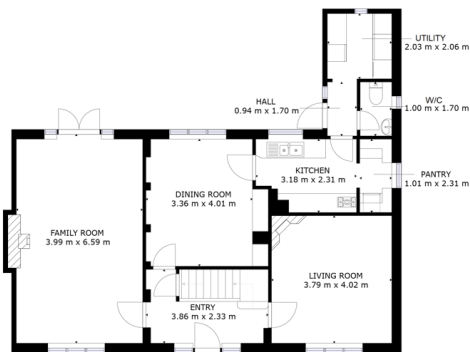
BASEMENT 1

GROSS INTERNAL AREA  
BASEMENT 1: 15 m<sup>2</sup>, FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 75 m<sup>2</sup>  
TOTAL: 175 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
BASEMENT 1: 15 m<sup>2</sup>, FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 75 m<sup>2</sup>  
TOTAL: 175 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Main Room



## Ground Floor





## Sitting Room



## Dining Room



## Kitchen



## Utility



## W/C



## First Floor



## Floor Plan

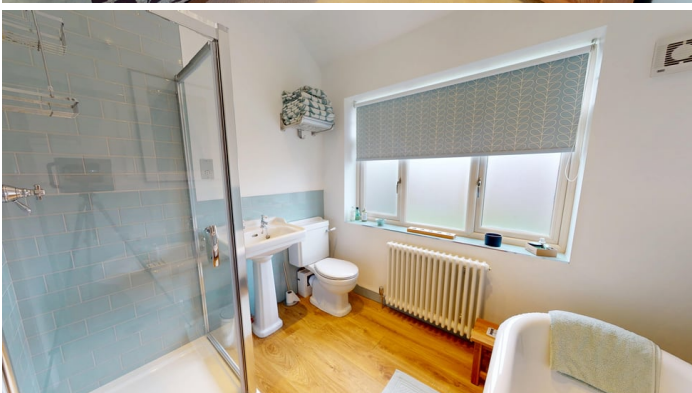


FLOOR 2

GROSS INTERNAL AREA  
 BASEMENT: 15 m², FLOOR 1: 65 m², FLOOR 2: 75 m²  
 TOTAL: 176 m²  
 (SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

Matterport

## Master Bedroom & En Suite



## Bedroom



## Bedroom







**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No





exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Loft

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - Conservation area

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before

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## Energy Performance Certificate

