



## Woodhouse Road, Wheatley ,Doncaster, South Yorkshire

Established rear garden stunning well maintained lawn and borders | Single Garage with electric and rear lane access with an up and over door. | Spacious open Living dining room leading to the well equipped Kitchen | separate front sitting room overlooking the street | Close proximity to the hospital ideal location for hospital staff . | Residents permit parking to be applied for currently £27 PA

Asking Price: **£120,000 (Offers Over)**

**KW LEEDS**  
KELLERWILLIAMS

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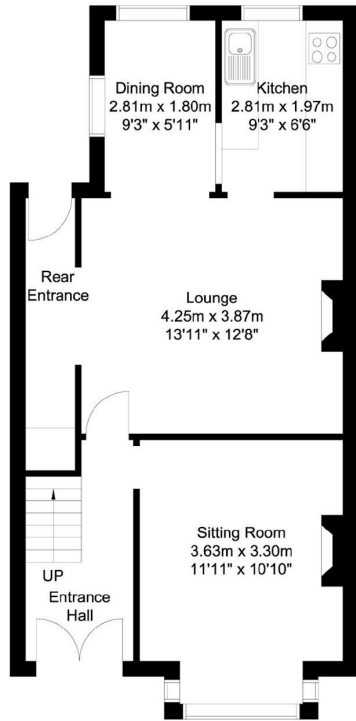
## DESCRIPTION

Welcome to this delightful property that has been cherished by the same family since 1959. Nestled in a sought-after location, this home offers a warm and inviting atmosphere with a perfect blend of classic character and contemporary features. As you step inside, you'll be greeted by a separate front room, providing a cozy space for relaxation or entertaining guests. The real highlight of this home is the fabulous open living room and dining area, which seamlessly flows into the kitchen. This spacious layout creates a welcoming environment for family gatherings and socializing with loved ones. The house boasts two generous double bedrooms, offering ample space for comfortable living. Additionally, there is a box room that can be utilized as a study, nursery, or extra storage space, catering to your specific needs. Outside, the meticulously maintained garden showcases well-established flowers and shrubs, adding vibrant colors and a tranquil ambiance to the surroundings. At the rear of the garden, you'll find a garage with convenient access from the rear lane, featuring an up-and-over garage door and an electric supply. The property is also equipped with an alarm system, ensuring peace of mind and security for you and your family. Situated in close proximity to shops and schools, this home is particularly appealing to those working at the nearby hospital. The convenience of being just a stone's throw away from the hospital is undoubtedly a major selling point, offering a short commute and easy access for medical professionals or anyone desiring close proximity to healthcare facilities. Please note that there is restricted parking on the street. To park in the area, you will require a resident, parking permit, which is currently priced at £27 per annum (as per [www.doncaster.gov.uk](http://www.doncaster.gov.uk)). Don't miss this opportunity to view this delightful home.

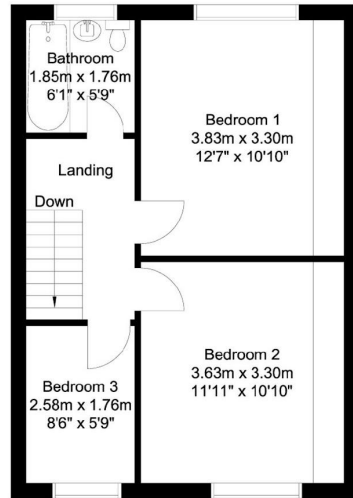




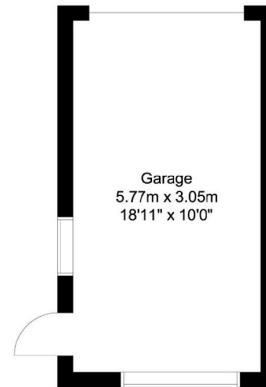
Ground Floor  
52 sq m/559.72 sq ft  
Approx.



First Floor  
39 sq m/419.79 sq ft  
Approx.



Outbuilding  
18 sq m/193.75 sq ft  
Approx.



# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023

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**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We 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 estate agents.

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