



Axholme Road, Doncaster Offers Around £375,000

1 Axholme Road, Wheatley, Doncaster, DN2 4AN

STUNNING 5 BEDROOM PERIOD SEMI DETACHED HOUSE / CITY CENTRE CONSERVATION AREA / FULL OF CHARM AND CHARACTER / MANY PERIOD FEATURES REMAIN / PVC DOUBLE GLAZED WINDOWS / GORGEOUS S.W. FACING REAR GARDEN / 3 LARGE RECEPTION ROOMS / OFF ROAD PARKING / FITTED KITCHEN WITH INTEGRATED APPLIANCES / 5 LARGE BEDROOMS / INTERNAL VIEWING ESSENTIAL //

A beautiful 5 bedroom period semi detached house, located within this charming City Centre conservation area. The house has been sympathetically remodeled over the years by successive owners, all managing to retain much of the property's period features including an impressive staircase, stained glass windows, decorative mouldings and tall ceilings. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance vestibule into a large hall with a period staircase leading to the upper floors, 3 reception rooms, a fitted kitchen with appliances, PVC conservatory, utility room and a ground floor wc. First floor landing, 3 large bedrooms, shower room and a separate wc. On the top floor there are 2 large bedrooms and a house bathroom. Outside the front now provides off road parking, with additional parking to the rear if required and a beautiful South-Westerly facing rear garden. Close to the city centre and all its varied amenities, including the railway station. A very well turned out property which if your looking for a period house will be one to view.

ACCOMMODATION

A substantial timber entrance door with leaded glazed inset leads into the entrance vestibule. This is finished with a mosaic tiled floor including a recessed mat well, ornate cornicing to the ceiling and a beautiful stained glass door which leads into the entrance hall.

ENTRANCE HALL

This has a beautiful period staircase leading to the first floor accommodation with an ornate newel post, spindled banister rail and panelled side string. There is a double panelled central heating radiator, laminate flooring, ornate cornicing, picture rail and traditional panelled doors lead to a deep storage cupboard/boot room, this has shelving, light laid-on etc, a second door gives access down to the cellar accommodation.

RECEPTION ROOM 1

21'0" in to bay x 14'0" (6.40m in to bay x 4.27m)

A large front facing reception room, it has a deep pvc double bay window to the front, further pvc double glazed window to the side, a period feature fireplace with tiled inset, ornate cornicing, picture rail, deep skirting boards, 2 double panelled central heating radiators and an ornate ceiling rose.

RECEPTION ROOM 2

19'6" max x 14'0" max (5.94m max x 4.27m max)

A beautiful large second living space. It has a pvc double glazed bay window to the rear incorporating a pvc double glazed door which give access into the rear garden, 2 central heating radiators, ornate cornicing, picture railing, 2 ceiling roses, a beautiful period fireplace and laminate flooring. An ornate arch continues through and leads into a breakfast room.

BREAKFAST ROOM

12'0" x 11'7" (3.66m x 3.53m)

This has a pvc double glazed sash window with an outlook to the side, central heating radiator, laminate flooring, period style fireplace with a multi-fuel burner inset, deep period style cabinets to the recesses and a further tall pantry style cupboard with utility shelving.

FITTED KITCHEN

11'3" x 7'0" (3.43m x 2.13m)

All beautifully finished with a range of modern high and low level units finished with a roll edge work surface. There is a 4-ring gas hob with extractor hood above, integrated oven, combination style microwave, integrated dish washer and a deep recess suitable for a fridge/freezer. A composite style sink with mixer tap, pvc double glazed window, real wood flooring and inset spot lighting to the ceiling. A pvc double glazed exterior door gives access into the conservatory.

CONSERVATORY

18'2" x 7'0" (5.54m x 2.13m)

This is all beautifully finished with a lightweight roof, it has anthracite coloured windows on the outside, white on the inside. There is a tiled floor covering, wall heater, 2 pvc double glazed doors which lead out on to the beautiful rear garden. At the far end a further pvc double glazed door gives access into a utility room.

UTILITY ROOM

11'5" max x 7'0" (3.48m max x 2.13m)

This has a single drainer stainless steel sink unit, in-built cabinets, plumbing for automatic washing machine, tumble dryer etc, with a further tall larder style unit. There is inset spot lighting, access into the loft space, vinyl flooring and access to a ground floor wc.

GROUND FLOOR WC

This is fitted with a modern low flush wc, central heating radiator, vinyl flooring, extractor fan and ceiling light.

FIRST FLOOR LANDING

This has a ornate handrail and newel post, laminate flooring, central heating radiator, ornate cornicing and door to a deep built-in storage airing style cupboard with shelving and a ceiling light.

BEDROOM 1

21'6" in to bay x 14'0" (6.55m in to bay x 4.27m)

A very large double bedroom, as evidenced by the room measurements, it has a deep pvc double glazed bay window, a further pvc double glazed window to the side, period style fireplace, ornate cornicing, ornate picture rail and 2 double panelled central heating radiators.

BEDROOM 2

15'0" max x 14'0" max (4.57m max x 4.27m max)

A good sized second double bedroom, it has a pvc sashed window with an outlook over the rear garden, ornate cornicing, ornate picture rail, double panel central heating radiator and a central ceiling light.

BEDROOM 3

11'8" x 9'0" (3.56m x 2.74m)

A smaller double bedroom with an outlook over the property's rear garden, this has a pvc double glazed sash window, double panel central heating radiator, coving, ornate ceiling rose and period feature fireplace.

SEPARATE WC

This has a pvc double glazed window to the side, a modern 2-piece white suite comprising of a low flush wc and wash hand basin, ceiling light and laminate flooring.

SHOWER ROOM

Remodeled with a more contemporary theme, which includes a walk-in shower with frameless glass screen, mains plumbed thermostatic shower including a rainfall shower head, wash hand basin set on to a vanity unit and a low flush wc. There is vinyl flooring, contemporary style towel rail/radiator, pvc double glazed window and a central ceiling light.

SECOND FLOOR LANDING

A large landing with a deep boiler room off.

STORE/BOILER ROOM

This has a combination type boiler which supplies the domestic water and central heating systems, there is a ceiling light and ample storage.

BEDROOM 4

16'0" in to bay x 12'6" max (4.88m in to bay x 3.81m max)

A large characterful double bedroom with sloping ceiling lines, a pvc double glazed window to the front, a central hating radiator and ornate ceiling light.

BEDROOM 5

13'0" max x 12'6" max (3.96m max x 3.81m max)

Another large double bedroom it has a pvc double glazed window to the rear, central heating radiator and central ceiling light.

BATHROOM

This is fitted with a white suite which comprises of a double ended bath, a pedestal wash hand basin and low flush wc. There is modern waterproof walling to the splashbacks, a coordinating floor, double panel central heating radiator, PVC double glazed Velux window and ceiling light.

OUTSIDE

The front garden offers car parking, it has ornamental walling to the perimeters, plus a side gate which gives access to the rear. The side service lane has a separate gated access which gives access with room for additional off-road parking if required.

REAR GARDEN

A large South Westerly facing rear garden, all beautifully maintained, there is a shaped lawn with well stocked flower beds and borders, a paved patio and sitting area which extends across the rear elevation. A separate gated access could provide additional off road parking to the side.

AGENTS NOTES:

TENURE - Freehold.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazed windows, with a substantial timber front door. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

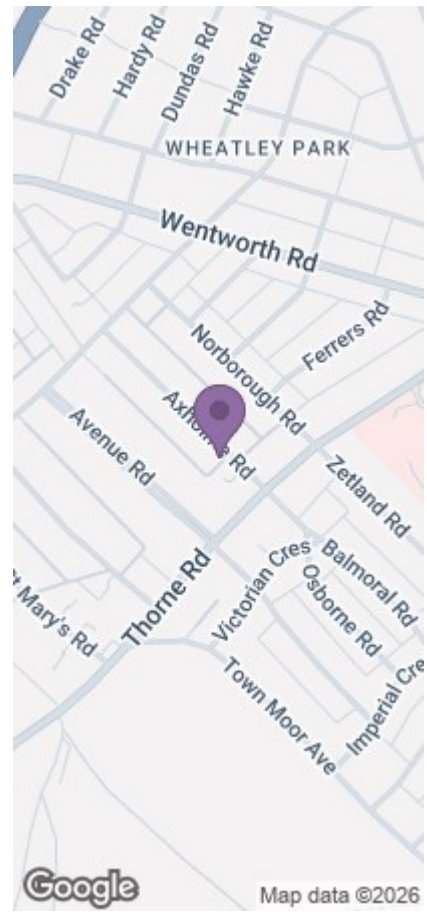
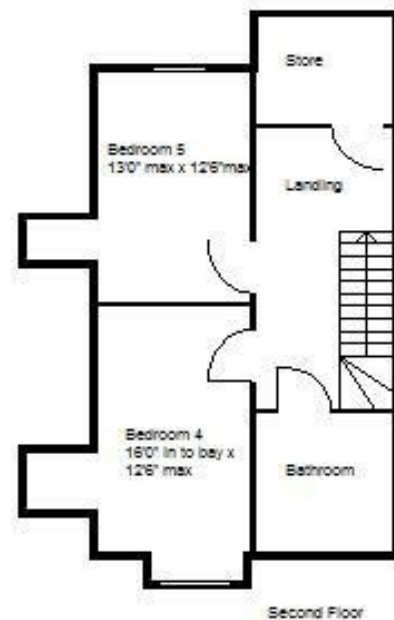
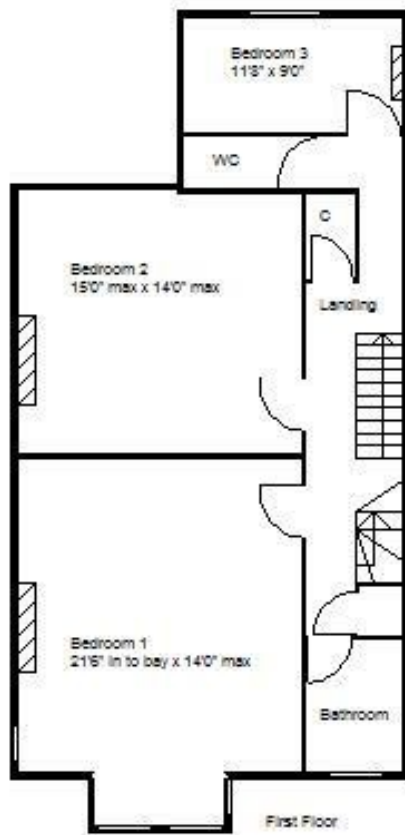
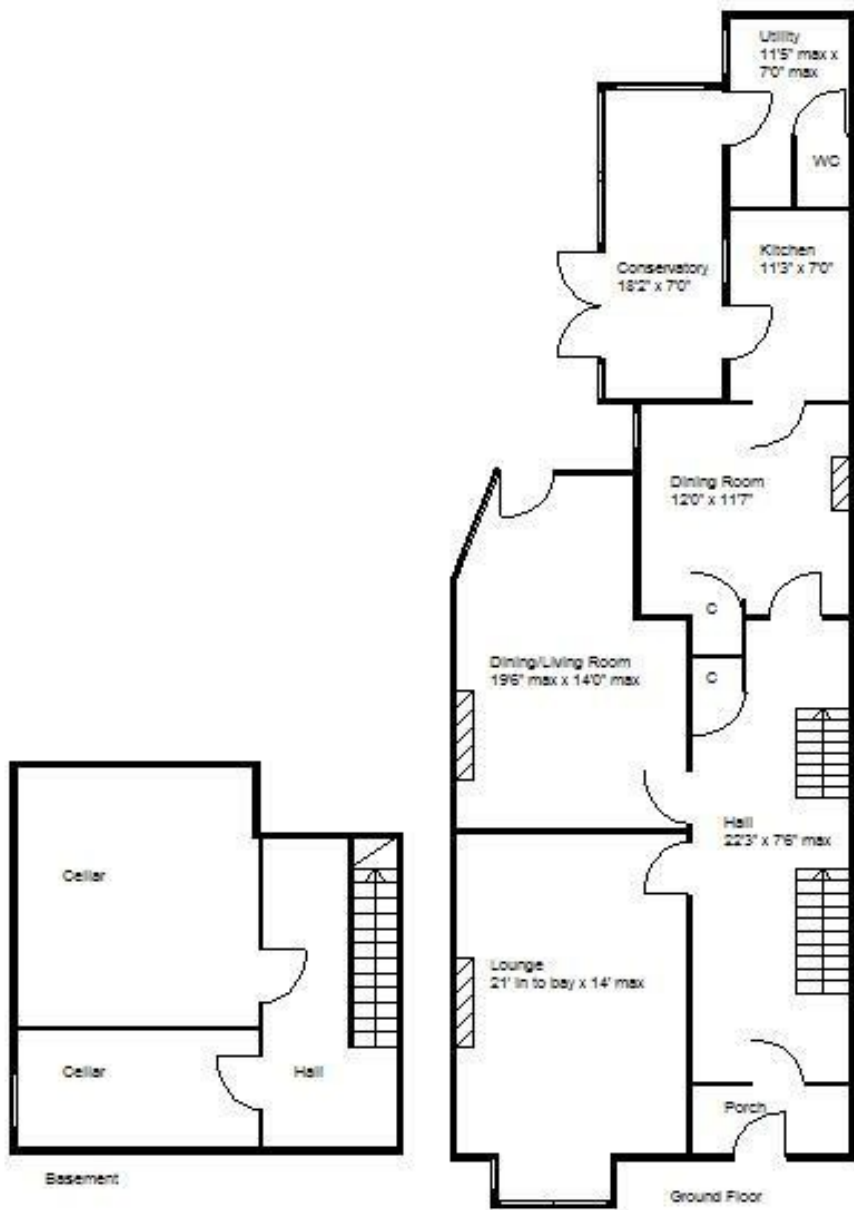
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		
		71
	39	

