

# Brookvale House Windgate Hill, Conisbrough Doncaster DN12 3EH



#### welcome to

### **Brookvale House Windgate Hill, Conisbrough Doncaster**

FOR I CAN'T HELP, FALLING IN LOVE WITH YOU! Nestled in the heart of this historic town, this detached home offers a perfect blend of period charm & modern comfort. With stunning views of Conisbrough Castle, this provides an idylic setting for those seeking a unique & characterful residence!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Guide

**Lounge/ Dining Room** 34' 6" x 17' (10.52m x 5.18m)

**Family/Sitting Room** 14' x 13' 4" ( 4.27m x 4.06m )

Kitchen/ Breakfast Room

20' 1" max x 10' 6" max ( 6.12m max x 3.20m max )

**Rear Lobby** 

**Utility Room** 

**Downstairs W.C** 

**1st Floor:** 

**First Floor Landing** 

**Bedroom One** 14' x 15' 7" ( 4.27m x 4.75m )

**Bedroom Two** 14' x 13' 6" ( 4.27m x 4.11m )

**Bedroom Three** 13' 2" x 13' 5" ( 4.01m x 4.09m )

Bathroom

**Exterior:** 

Garage

#### welcome to

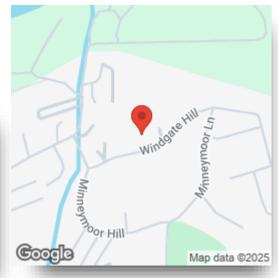
## Brookvale House Windgate Hill, Conisbrough Doncaster

- Imposing 3 double bedroom, early Edwardian detached. Council Tax Band D
- Exceptionally spacious accommodation throughout and is situated on the sought after, residential bridleway
- Well presented accommodation throughout, bursting with character & charm
- Stunning historical view of Conisbrough Castle from the front of the property
- Stunning, mature gardens surround this fabulous family home

Tenure: Freehold EPC Rating: D







Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: MXB116241 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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