

**FOR  
SALE**



**LINFIELD ELLERSHAW ROAD**  
**CONISBROUGH**  
**DN12 2ET**

**REDUCED TO £190,000**

- Semi-detached House
- G.C.H & Upvc D.G
- Kitchen
- Off-street Parking & Garage
- EPC Rating C
- Three Bedrooms
- Lounge/diner
- Sun Room
- Gardens
- Council Tax Band B

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**Briefly comprising:**

**Entrance:**

Twin half glazed doors leading to:

**Entrance porch:**

Brick-built. One double power point. Half glazed timber door with matching glazed side panels lead to:

**Hallway:**

Staircase leading off. Single panelled central heating radiator. One single power point. Telephone point. Window allowing natural light. Under-stairs storage cupboard. Parquet flooring.



**Lounge/diner:**

25'3"max x 11'11"max (7.70mmax x 3.63mmax)

Decorative inset to chimney breast. Two single panelled central heating radiators. Three double power points. Bay window.



**kitchen:**

8'11" x 7'10" (2.72m x 2.39m)

Fitted with a range of cream wall and base units with stainless steel pillar handles. 1.1/2 bowl acrylic sink unit with mixer tap. Tall unit housing the electric double oven. Gas hob inset into granite effect work surfaces. Canopy extractor fan above. Plumbed for automatic washing machine. One double power point plus those concealed serving the electric appliances. Wall mounted Worcester boiler which serves both the central heating system and the domestic hot water supply. Complimentary tiling. Quarry tiled flooring.

**Sun room:**

8'10" x 7'5" (2.69m x 2.26m)

Single panelled central heating radiator. Three double power points. Full glazed Upvc door leading to the rear garden. Upvc French doors.



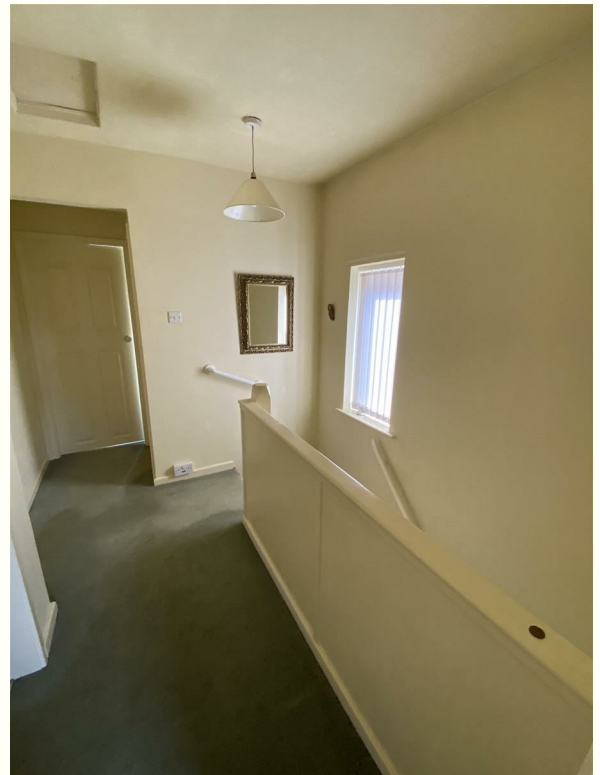
**Sun room:**



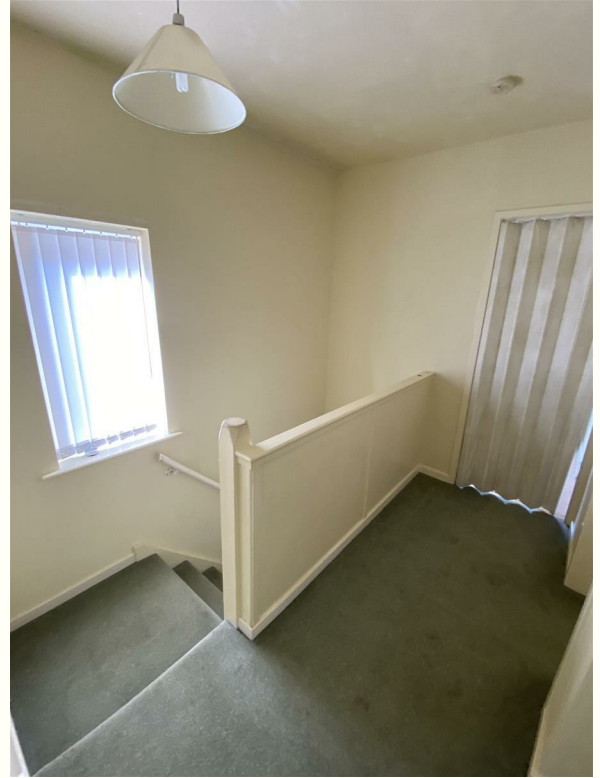
**Staircase:**

**First floor landing:**

Window allowing natural light. One double power point. Loft hatch



**First floor landing:**



**Bedroom no.1 front double:**

*11'11"max x 9'11"exc robes (3.63mmax x 3.02mexc robes)*

Fitted with a range of built-in robes with hanging rail and shelving. Single panelled central heating radiator. Two double power points. Telephone point.



**Bedroom no.2 rear double:**

*12'6" x 10'11" (3.81m x 3.33m)*

Single panelled central heating radiator. One double power point.



**bedroom no.3 front:**

6'11" x 6'7" (2.11m x 2.01m)

Single panelled central heating radiator. One double power point.



**W.C:**

Fully tiled and fitted with a push button low flush W.C. Window allowing natural light.

**Bathroom:**

Fitted with a white twin-hand grip panelled bath with shower mixer tap and pedestal wash-hand basin with mixer tap. Mira shower over bath with rail and curtain. Single panelled central heating radiator.



**Exterior:**

The front of the property has a concrete driveway which allows off-street parking and leads to the detached garage and car-port. The front garden is mainly laid to lawn with a selection of plants and shrubs and is bounded by brick walling. The concrete driveway extends down the side of the property to the rear garden which is predominately laid to lawn with a concrete patio area and a selection of well established plants, trees and shrubs, bounded by timber fencing and hedging. Timber garden shed.



Exterior:



Exterior:



Exterior:



**Exterior:**



**Rear view:**



**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

**Services:**

Mains gas, electricity, water meter and drains are all connected to the property.

**Council Tax Band:**

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band B.

**Measuring policy:**

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

**Viewing:**

Please contact Agent.

**Free valuation:**

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

**Making an offer:**

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

**Money laundering:**

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

