

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



62 RYE CROFT
CONISBROUGH
DN12 2BD

OFFERS AROUND £199,995

- Semi-detached Bungalow
- G.C.H & Upvc D.G
- Fitted Kitchen
- Front & Rear Gardens
- EPC Rating D
- Two Bedrooms
- Lounge
- Wet Room
- Off-street Parking & Garage
- Council Tax Band B

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR
Registered in England No. 01758008
TELEPHONE (01709) 864414/863318 ~ FAX (01709) 868600
www.dunstanproperty.co.uk E.MAIL: info@dunstanproperty.co.uk



briefly comprising:

Entrance:

Upvc door leading to:

Entrance hallway:

Single panelled central heating radiator. Ceiling coving. Built-in cupboard for useful storage and houses the combination boiler which serves both the central heating system and the domestic hot water supply. Laminate flooring.



Lounge:

16'0" x 15'5"max (4.88m x 4.70mmax)

The focal point of this room is the stone fire surround with slightly raised hearth housing the pebble effect electric fire with stainless steel trim and fender. Single panelled central heating radiator. Two double power points. Two single power points. T.V aerial point. Ceiling coving. Plaster ceiling rose. Wall lights.



Lounge:



Lounge:



Kitchen:

11'0"max x 7'2"max (3.35mmax x 2.18mmax)

Fitted with a range of beech shaker style wall and base units with stainless steel pillar handles. Further glazed units for display purposes. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under Hotpoint electric oven. Hotpoint ceramic hob inset into granite effect work surfaces. Integrated fridge and integrated freezer. Double panelled central heating radiator. Two double power points. One single power point plus those concealed serving the electrical appliances. Fully tiled walls and ceramic tiled floor. Half glazed Upvc door leading to the side of the property.



Kitchen:



Kitchen:



Kitchen:



Inner hallway:

Loft hatch. Built-in cupboard for useful storage.

Bedroom no.1 rear double:

11'7" x 11'7" exc robes (3.53m x 3.53m exc robes)

Fitted with a range of modern grey built-in robes incorporating drawers and easy access rails. Single panelled central heating radiator. Two single power points.



Bedroom no.1 rear double:



Bedroom no.1 rear double:



Bedroom no.2 rear:

11'3" x 8'6" (3.43m x 2.59m)

Single panelled central heating radiator. Two single power points. Ceiling coving. Laminate flooring. Upvc sliding doors leading to the rear garden.



Bedroom no.2 rear:



Bedroom no.2 rear:

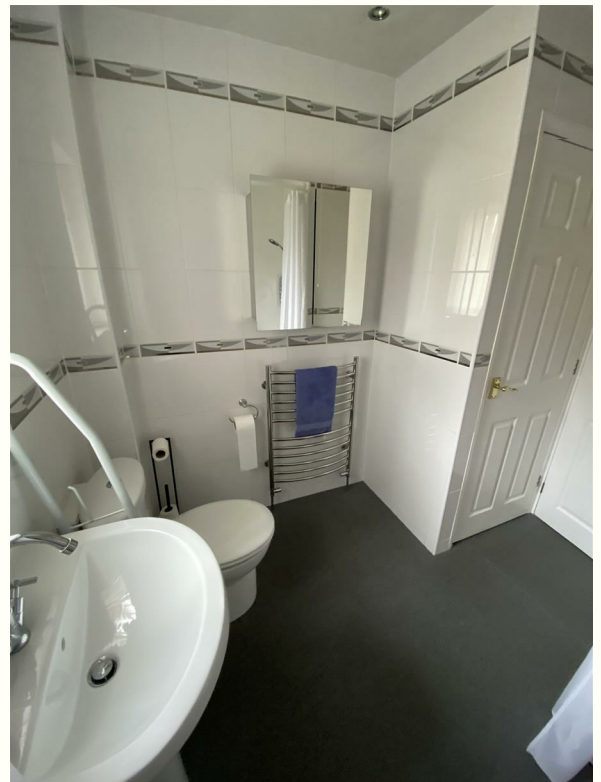


Wet room:

Fully tiled to compliment the Triton T80 electric shower with rail and curtain. Pedestal wash-hand basin with mixer and low flush W.C. Modern chrome ladder style radiator/towel rail. Ceiling down-lighters. Built-in cupboard for useful storage with single panelled central heating radiator.



Wet room:



Wet room:



Exterior:

The front of the property is laid to block paving which allows off-street parking and leads past the side of the property to the brick-built semi-detached garage with electric roller shutter door, power and light. A timber pedestrian gate adjacent to the side of the property gives access to the rear garden which is laid to artificial turf with a flagged patio area. Courtesy garden tap.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Garage:**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.

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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	