

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



60 CORN HILL
CONISBROUGH
DN12 2BG

REDUCED TO £160,000

- Semi-detached Bungalow
- Two Bedrooms
- Upvc Double Glazing
- Fitted Kitchen
- EPC Rating
- Corner Plot
- Gas Central Heating
- Lounge
- Single Detached Garage
- Energy Performance Rating D

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Briefly comprising:

Entrance:

Upvc door with matching glazed side panel leading to:

Entrance hallway:

Telephone point.

Lounge:

15'4" x 11'2" (4.67m x 3.40m)

Single panelled central heating radiator. Three double power points. T.V aerial point. Ceiling coving. Wall lights



Lounge:



Kitchen:

11'7" x 6'1" (3.53m x 1.85m)

Fitted with a range of Oak shaker style wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with Victorian style mixer tap. Built-under double oven. Gas hob inset into granite effect work surfaces above. Canopy extractor fan with light. Wall unit housing the microwave oven. Integrated washing machine. Integrated fridge and freezer. Single panelled central heating radiator. Four double power points plus those concealed serving the electrical appliances. Complimentary tiling. Tiled floor.



Kitchen:



Kitchen:



Inner hallway:

Loft hatch with ladder leading to the boarded out loft with power and light and housing the combination boiler which serves both the central heating system and the domestic hot water supply. Alarm panel.

Bedroom no.1 rear double:

11'6"ex robes x 8'3"max (3.51mecx robes x 2.51mmax)

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



Bedroom no.1 rear double:



Bedroom no.2 rear:

9'0" x 7'4" (2.74m x 2.24m)

Single panelled central heating radiator. One double power point. One single power point.



Bedroom no.2 rear:



Bathroom:

Fully tiled to compliment the walk-in bath, vanity wash-hand basin and concealed cistern push button low flush W.C. Chrome ladder style radiator/towel rail. Window allowing natural light. Ceramic tiled floor.



Bathroom:



Exterior:

The front and side gardens are mainly laid to lawn with borders of plants and shrubs. To the side of the property there is a concrete driveway which leads to the single detached garage with apex roof, up-and-over door, power and light. The private and enclosed rear is low maintenance and laid to block paving and is bounded by timber fencing with concrete posts.



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 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		 90
(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	