

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



14 CALDER TERRACE
CONISBROUGH
DN12 3DP

OFFERS AROUND £75,000

- In Need of Modernisation
- Two Bedrooms
- Upvc D.G Windows
- Kitchen
- Council Tax Band A
- End Terraced House
- Gas Fired Central Heating
- Lounge
- Rear Elevation
- E.P.C. Rating F

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Briefly comprising:

Entrance:

Timber door leading to:

Porch

Ceiling coving. Tiled floor. Full glazed door leads to:

Lounge:

13'11"max x 12'12"max (4.24mmax x 3.66mmax)

The focal point of this room is the wall mounted four bar gas fire. Double panelled central heating radiator. Two double power points. Decorative ceiling coving.



Lounge:



Kitchen:

12'0"max x 9'0"max (3.66mmax x 2.74mmax)

Fitted with a range of wall and base units. Single drainer sink unit with mixer tap. Wood effect work surfaces. Wall mounted four bar gas fire. Single panelled central heating radiator. Two double power points. Telephone point. Ceiling coving. Wall mounted boiler which serves both the central heating system and the domestic hot water supply.



Cellar

With power and light.

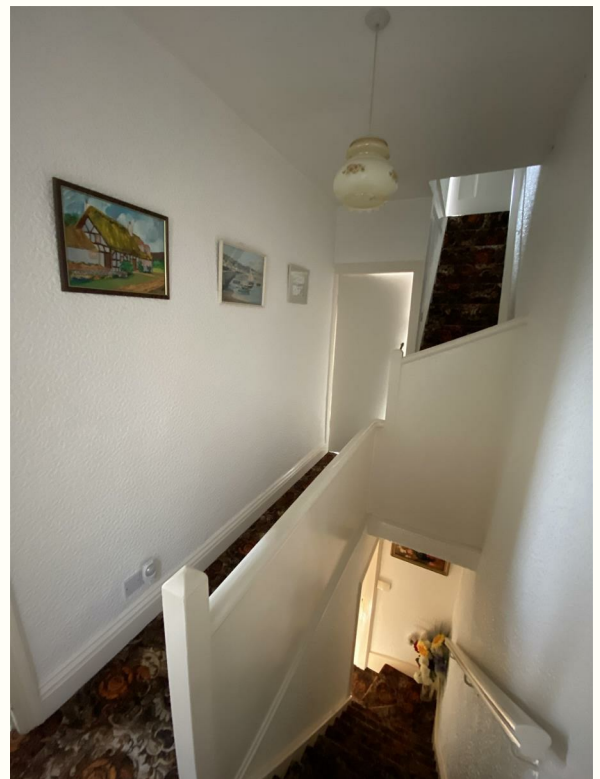
Rear Porch:

Upvc windows. Half glazed Upvc door leading to the rear elevation.

Staircase:

First floor landing:

Window allowing natural light. One double power point.



Bedroom no.1 front double:

13'11" x 12'3"max (4.24m x 3.73mmax)

Single panelled central heating radiator. One double power point. Built-in cupboard for useful storage.

**Bathroom:**

12'0"max x 6'8" (3.66mmax x 2.03m)

Fitted with a white panelled bath, pedestal wash-hand basin and low flush W.C. Separate glazed shower compartment housing the electric shower. Single panelled central heating radiator. Airing cupboard housing the jacketed cylinder. Heater light.

**Further stairs:**

Leading to:

Bedroom no.2 attic:

14'9"max x 12'2"max (4.50mmax x 3.71mmax)

Double glazed velux window.



Exterior:

A shared pedestrian gate gives access to the small front garden which is bounded by wrought iron railings. Private and enclosed rear garden with a selection of plants and shrubs, bounded by brick walling.



Exterior:



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 A.

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.

