

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



33 ELLERSHAW LANE
CONISBROUGH
DN12 2HE

OFFERS AROUND £139,995

- Semi-detached House
- G.C.H & Upvc D.G
- Reception Room & Dining Area
- Off-street Parking
- Council Tax Band A
- Three Bedrooms
- Lounge
- Kitchen
- Gardens
- E.P.C Rating C

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The Property
Ombudsman

Briefly comprising:

Entrance:

Upvc door leading to:

Porch:

Window allowing natural light. Double timber doors lead to:

Hallway:

Spindled staircase leading off. Single panelled central heating radiator.

Under-stairs storage cupboard. Archway leading to:



Lounge:

12'11"max x 12'9"max (3.94mmax x 3.89mmax)

The focal point of this room is the timber fire surround housing the electric living flame fire with brass trim and fender. Two double power points. Egg & dart plaster ceiling coving. Plaster ceiling rose. Upvc French doors give access to the rear garden.



Lounge:



Lounge:



reception room:

12'8" x 10'1" (3.86m x 3.07m)

Black wall mounted ladder style radiator. Two double power points. Two single power points. Ceiling coving. Ceiling fan/light. Twin aspect windows. Built-in cupboard for useful storage. Laminate flooring. Brick-built archway leads to;



Reception room:



Reception room:



Dining area:

10'2" x 5'11" (3.10m x 1.80m)

One double power point. Ceiling coving. Laminate flooring.



Dining area:



Dining area:



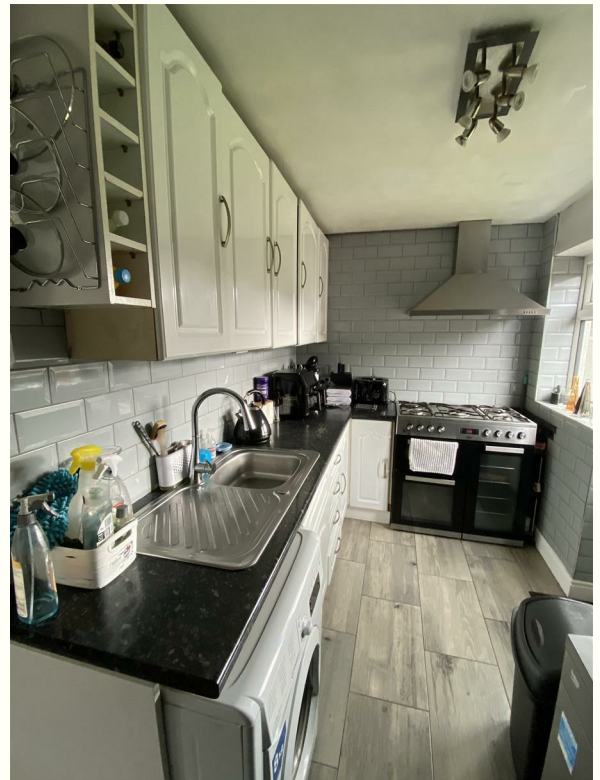
Hallway:

Upvc door leading to the side of the property.

Kitchen:

12'0" x 6'4"min (3.66m x 1.93mmin)

Fitted with a range of white wall and base units. Single drainer stainless steel sink unit. Plumbed for automatic washing machine. Plumbed for dishwasher. Two double power points plus those concealed swerving the electrical appliances. Complimentary tiling. Upvc door leading to the rear garden.



Kitchen:



Staircase:

First floor landing:

Spindled balustrade. Window allowing natural light. Built-in cupboard housing the Worcester combination boiler which serves both the central heating system and the domestic hot water supply.



First floor landing:



Bedroom no.1 rear double:

12'7"max x 11'10" (3.84mmax x 3.61m)

Fitted with a range of built-in robes with over bed storage. Single panelled central heating radiator. Built-in cupboard. Loft hatch.



Bedroom no.1 rear double:

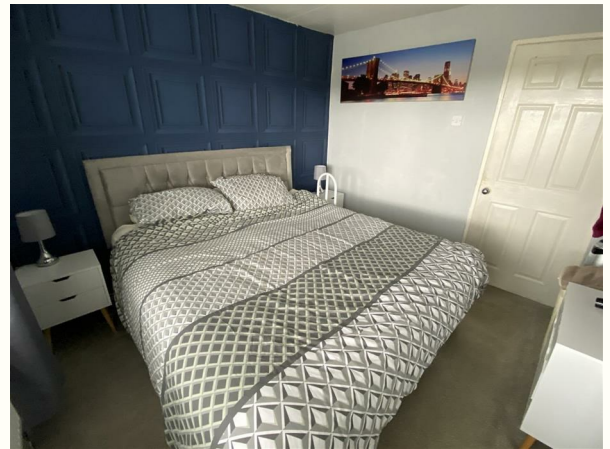


Bedroom no.2 rear double:

Bedroom no.2 rear double:

10'6" x 9'5" (3.20m x 2.87m)

Fitted with a mirrored sliding door robe. Single panelled central heating radiator.



Bedroom no.2 rear double:



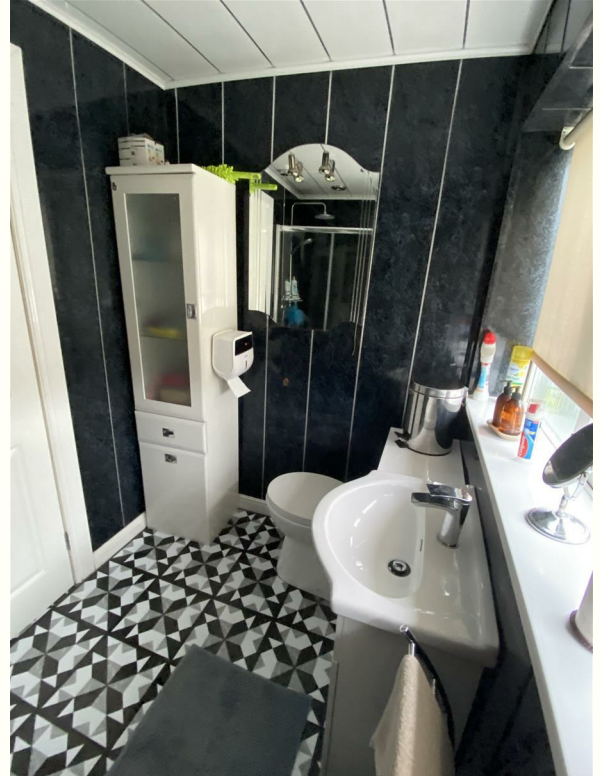
Bedroom no.3 front:

8'4" x 8'3" (2.54m x 2.51m)

Single panelled central heating radiator. Ceiling coving.



Bedroom no.3 front:



Shower room:

Fitted with a glazed shower compartment housing the electric. Vanity wash-hand basin with mixer tap and concealed cistern push button W.C. Upvc sheeting to walls and ceiling.



Shower room:

Exterior:

The front of the double has double wrought iron gates which gives vehicular access on to a block paved driveway which allows off-street parking. The front garden is laid to lawn and is bounded by brick walling. A shared pedestrian gate gives access to the side of the property which leads to the rear garden which is predominately laid to lawn with a raised decked patio area and a further flagged patio area, bounded by timber fencing with concrete posts. Timber garden shed.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



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.

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		
	70	82
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	