

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**38 CADEBY AVENUE**  
**CONISBROUGH**  
**DN12 3LA**

**OFFERS AROUND £149,995**

- Semi-detached House
- Gas Central Heating
- Lounge & Separate Dining Room
- Kitchen
- Council Tax Band A
- Three Bedrooms
- Part Double Glazing
- Conservatory
- Gardens & Off-street Parking
- E.P.C Rating D

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**Briefly comprising:**

**Entrance:**

Upvc entrance door with arched glazed panel gives access to:

**Porch:**

Upvc door leads to:

**Entrance hallway:**

Wrought iron and timber spindled staircase leading off. Single panelled central heating radiator. Dado rail. Ceiling coving. Smoke alarm. Built-in cupboard. Timber Georgian door leads to:



**Entrance hallway:**



**Kitchen:**

10'7" x 7'11" (3.23m x 2.41m)

Fully tiled and fitted with a range of wall and base units. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. Diplomat electric hob inset into marble effect work surfaces. Canopy extractor fan above with light. Three double power points plus those concealed serving the electrical appliances. Built-in cupboard for useful storage. Ceramic tiled floor. Door leading to:



**Kitchen:**



**Kitchen:**



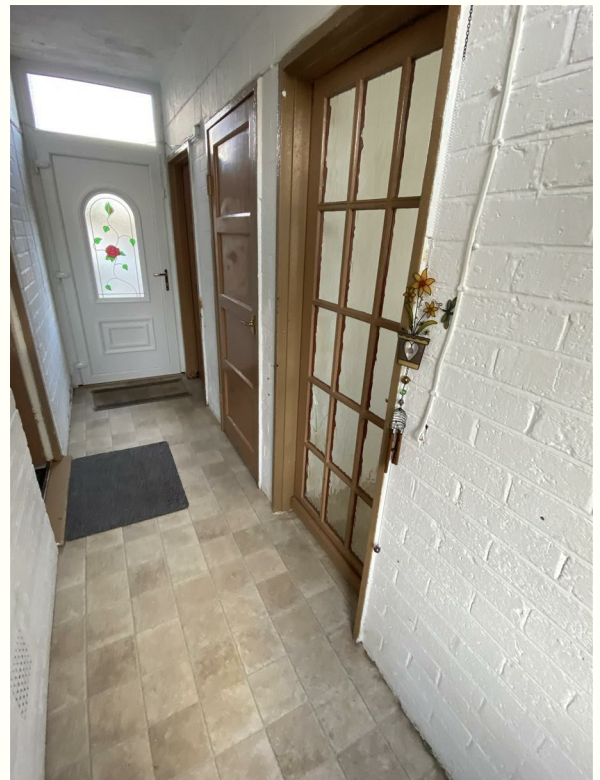


**Kitchen:**

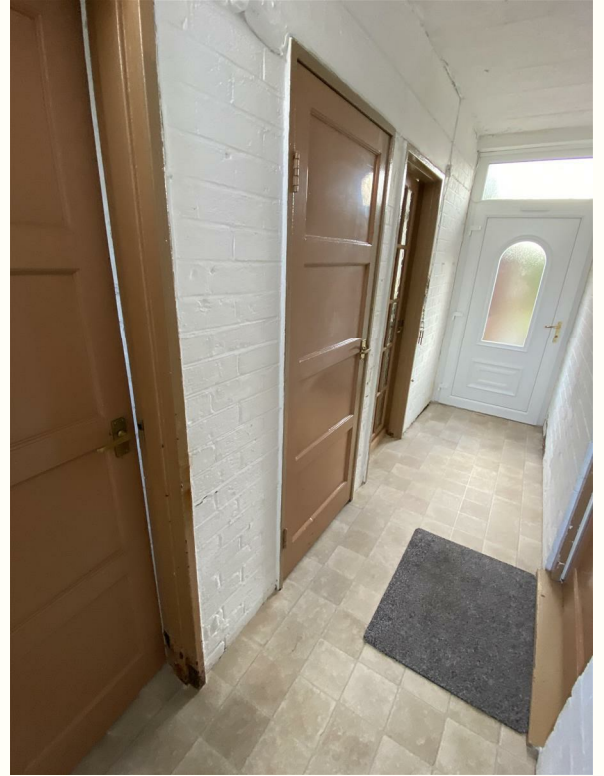


**Outhouse:**

Ground floor low flush W.C. Storage cupboard. Utility room which has a single drainer stainless steel unit. Wall and base unit with work surface. Plumbed for automatic washing machine. One double power point . One single power point plus those concealed serving the electrical appliances. Upvc doors lead to both the front and rear of the property



**Outhouse:**



**Outhouse:**



**Outhouse:**



**Dining room:**

*10'9"max x 10'8"max (3.28mmax x 3.25mmax)*

Double panelled central heating radiator. Two double power points. Two single power points. T.V aerial point. Ceiling coving. Dado rail. Laminate flooring. Aluminium sliding doors leading to:



**Dining room:**



**Dining room:**



**Dining room:**



**Conservatory:**

8'5" x 8'5" (2.57m x 2.57m)

Single panelled central heating radiator. Two double power points. T.V aerial point. Laminate flooring. Timber half glazed door gives access to the rear garden.





**Conservatory:**



**Lounge:**

*12'9" x 11'9" exc bay (3.89m x 3.58m exc bay)*

The focal point of this room is the Mahogany fire surround with Mable back plate and slightly raised marble hearth housing the coal effect electric fire with brass trim and fender. Single panelled central heating radiator. Five double power points. One single power point. Two T.V aerial points. Plaster ceiling rose. Ceiling coving. Wall lights. Laminate flooring.



**Lounge:**



**Staircase:**



**First floor landing**

Wrought iron and timber balustrade. One double power point. Ceiling coving. Dado rail. Loft hatch. Smoke alarm. Built-in cupboard housing the Baxi combination boiler which serves both the central heating system and the domestic hot water supply.



**First floor landing:**



**Bedroom no.1 front double:**

*11'9" x 11'8"exc robes (3.58m x 3.56mexc robes)*

Single panelled central heating radiator. Five single power points. Ceiling coving.



**Bedroom no.1 front double:**



**Bedroom no.2 rear double:**

*10'9"max x 10'8"max (3.28mmax x 3.25mmax)*

Fitted with built-in robes with hanging rail and shelving incorporating dressing table and drawers. Single panelled central heating radiator. One double power point. Two single power points.



**Bedroom no.2 rear double:**



**Bedroom no.3 front:**

8'9" x 8'0" (2.67m x 2.44m)

Single panelled central heating radiator. One double power point. Built-in cupboard with hanging rail and useful storage.



**Bedroom no.3 front:**





**Bathroom:**

Fully tiled to compliment the white shell design low level suite comprising: twin hand-grip panelled bath, vanity wash-hand basin and low flush W.C. Triton electric shower over bath with rail and curtain. Single panelled cent Ceiling down-lighters. Ceiling coving.



**Bathroom:**



**Bathroom:**



**Exterior:**

Double wrought iron gates to the front of the property gives vehicular access onto a concrete driveway. The front garden is mainly laid to lawn with a selection of plants and shrubs, bounded by privet hedging and brick walling. The private rear garden is laid to lawn with a flagged patio area and is bounded by privet hedging and brick walling with timber fencing between brick-built pillars. Courtesy garden tap. Security lighting. Timber garden shed.



**Exterior:**



**Exterior:**



**Exterior:**



**Exterior:**



**Tenure & possession freehold:**

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

**Council Tax Band:**

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

**Services:**

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

**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.

