

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**9 HAMELINE ROAD**  
**CONISBROUGH**  
**DN12 2NE**

**REDUCED TO £139,995**

- Semi-detached House
- Gas Central Heating
- Lounge
- Bathroom
- EPC Rating D
- Three Bedrooms
- Upvc Double Glazing
- Kitchen/diner
- Front & Rear Gardens
- Council Tax Band A

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**Briefly comprising:**

**Entrance:**

Upvc door leading to:

**Entrance hallway:**

Spindled staircase leading off. Double panelled central heating radiator. Built-in storage cupboard with window allowing natural light and housing the boiler which serves both the central heating system and the domestic hot water supply. Laminate flooring.



**Lounge:**

*16'7" x 10'10" (5.05m x 3.30m)*

The focal point of this room is the modern stone effect fire surround with slightly raised marble hearth. Double panelled central heating radiator. Two double power points. Two single power points. Ceiling coving. Plaster ceiling rose. French doors leading to the rear garden.



**Lounge:**



**Kitchen/diner:**

*13'11" x 10'9" (4.24m x 3.28m)*

Fitted with a range of Beech wall and base units with stainless steel pillar handles. 1.1/2 bowl acrylic sink unit with mixer tap. Built under electric oven. Ceramic hob inset into marble effect work surfaces. Canopy extractor fan above. Plumbed for automatic washing machine. Single panelled central heating radiator. Five double power points. Two single power points plus those concealed serving the electrical appliances. Twin aspect windows. Complimentary tiling. Ceramic tiled floor. Upvc door leading to the side of the property.



**Kitchen/diner:**



**Kitchen/diner**



**Staircase:**

**First floor landing**

Spindled balustrade. Single panelled central heating radiator. One single power point. Loft hatch. Window allowing natural light.

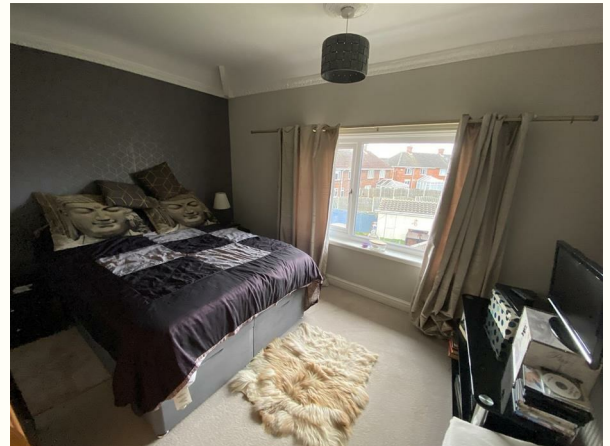


**First floor landing:**



**Bedroom no.1 rear double:**

Double panelled central heating radiator. One double power point. One single power point. Ceiling rose. Ceiling coving.



**Bedroom no.1 rear double:**



**Bedroom No.2 rear double:**

11'11"min x 7'9"max (3.63mmin x 2.36mmax)

Single panelled central heating radiator. One single power point.



**Bedroom no.2 rear double:**



**Bedroom No.3 front:**

8'8" x 8'5" (2.64m x 2.57m)

Double panelled central heating radiator. One double power point.



**Bedroom no.3 front:**



**Bathroom:**

Fully tiled to complement the white low level suite comprising panelled bath, pedestal wash-hand basin and low flush W.C. Electric shower over bath with glazed shower screen. Single panelled central heating radiator.



**Exterior:**

A timber ranch style gate gives access to the front of the property which is laid to lawn and is bounded by timber fencing with concrete posts. The rear garden is mainly laid to lawn. The French doors from the lounge open out onto a decked area of the garden. At the bottom of the garden there is a spacious brick-built garden store with power and light. The rear is bounded by timber fencing with concrete posts.



**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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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