

**FOR
SALE**

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ESTATE AGENTS · VALUERS INSURANCE SERVICES



35 CROOKHILL ROAD
CONISBROUGH
DN12 2AE

PRICE GUIDE £250,000

- Detached Bungalow
- G.F.C.H & Upvc D.G
- Kitchen
- Conservatory
- Council Tax Band C
- Two/Three Bedrooms
- Lounge
- Diner/Third Bedroom
- Detached Garage
- EPC Rating C

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Briefly comprising:**Entrance:**

Upvc entrance door with glazed matching side panel leads to:

Entrance hallway:

Single panelled central heating radiator. Ceiling coving. Built-in cupboard housing the Worcester boiler which serves both the central heating system and the domestic hot water supply.

**Lounge:**

16'6" x 15'5" (5.03m x 4.70m)

The focal point of this room is the marble fire surround with marble back plate and slightly raised marble hearth housing the real flame coal effect gas fire with brass trim and fender. Two single panelled central heating radiators. Ceiling coving. Plaster ceiling rose. T.V aerial point. Four double power points. One single power point. Bow window. Upvc sliding patio doors.



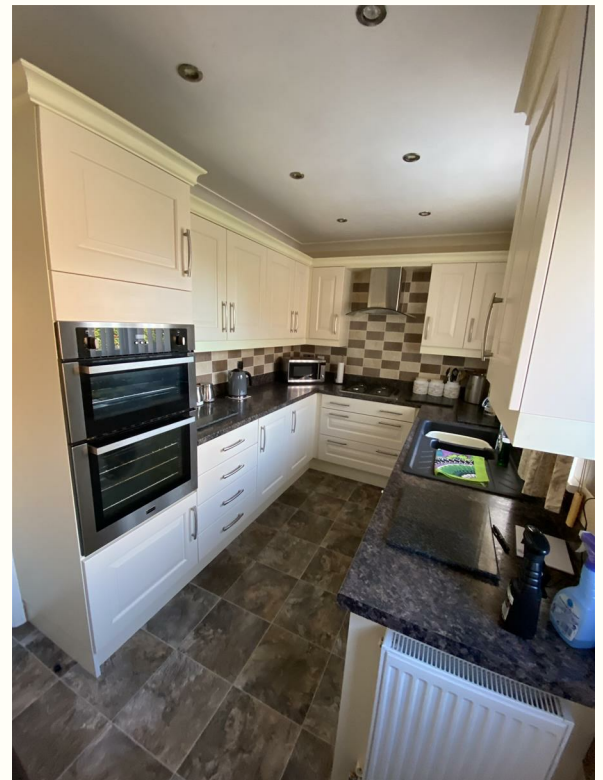
Lounge:



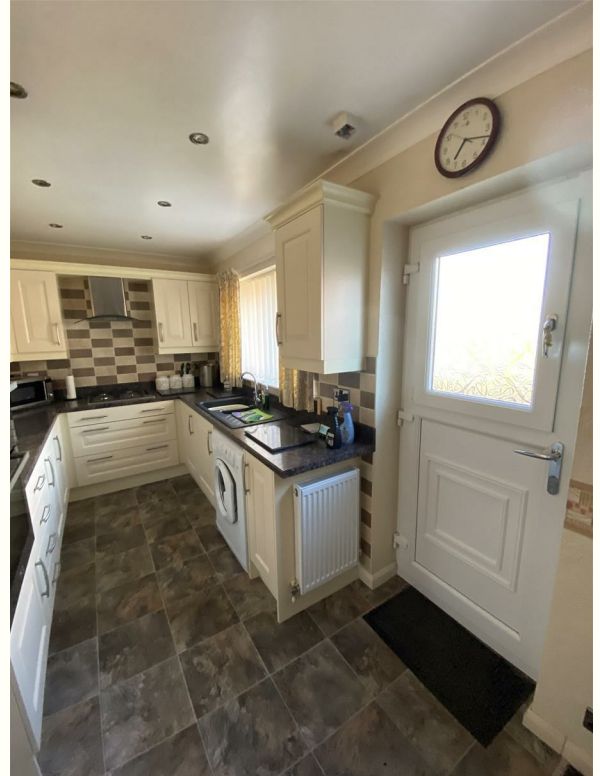
Kitchen/diner:

20'9"max x 10'7" (6.32mmax x 3.23m)

Fitted with a range of cream wall and base units. 1.1/2 acrylic sink unit with mixer tap. Unit housing the Stoves double oven. Gas hob inset into granite effect work surfaces. above. Single panelled central heating radiator. Five double power point. One single power point plus those concealed serving the electrical appliances. Ceiling coving. Complimentary tiling. Ceramic tiled floor.



Kitchen/diner:

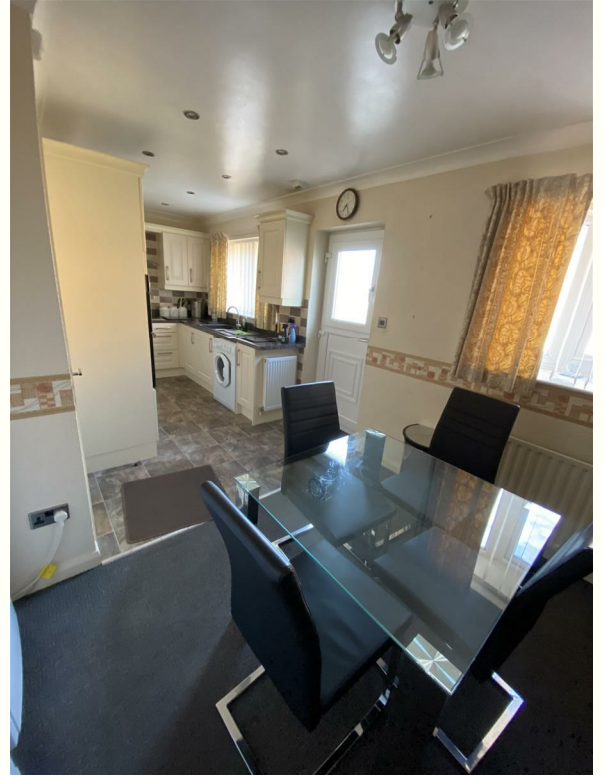


Dining area:

Easily reverted back to the third bedroom by replacement of the stud wall, previously removed by the current owners.

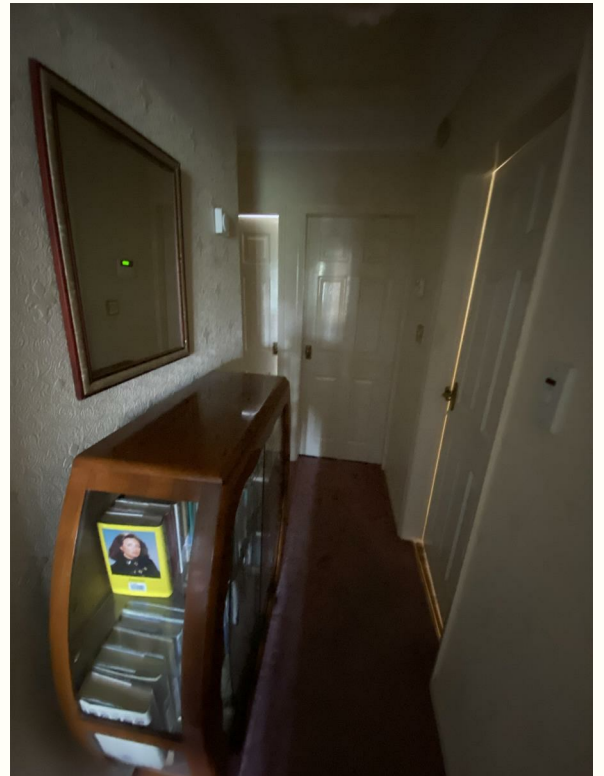


Dining area:



Hallway:

Smoke alarm. Loft hatch. Ceiling coving.



Bedroom no.1 rear double:

11'11"max x 11'6"max (3.63mmax x 3.51mmax)

Fitted with a range of built-in robes with hanging rail. Single panelled central heating radiator. Two double power points. Ceiling coving. Upvc French doors leading to:

**Bedroom no 1:****Conservatory:**

One double power point. Door leading to the rear garden.

Bedroom no.2 rear double:

12'0" x 9'2"exc robes (3.66m x 2.79mexc robes)

Fitted with a range of robes with hanging rail. Single panelled central heating radiator. One double power point. One single power point. Ceiling coving.



Bedroom no 2:



Bathroom:

8'4"max x 8'2"max

Fitted with a cream corner bath with Victorian shower mixer tap, pedestal wash-hand basin and low flush W.C. Separate shower compartment housing the electric shower with folding glazed door. Extractor fan. Ceiling coving. Built-in cupboard with useful shelving and single panelled central heating radiator. Complimentary tiling.



Bathroom:



Bathroom:



Exterior:

Double wrought iron gates give vehicular access to the patterned concrete driveway which extends to the single detached garage with up-and-over door, power and light. Further double wrought iron gates give vehicular access to allow off-street parking. A wrought iron pedestrian gate gives access to the private rear garden which is laid to flags with a selection of mature plants, trees and shrubs, bounded by brick walling and conifer hedging. Timber garden shed and greenhouse. Courtesy garden tap.



Exterior:



Exterior:



Exterior:



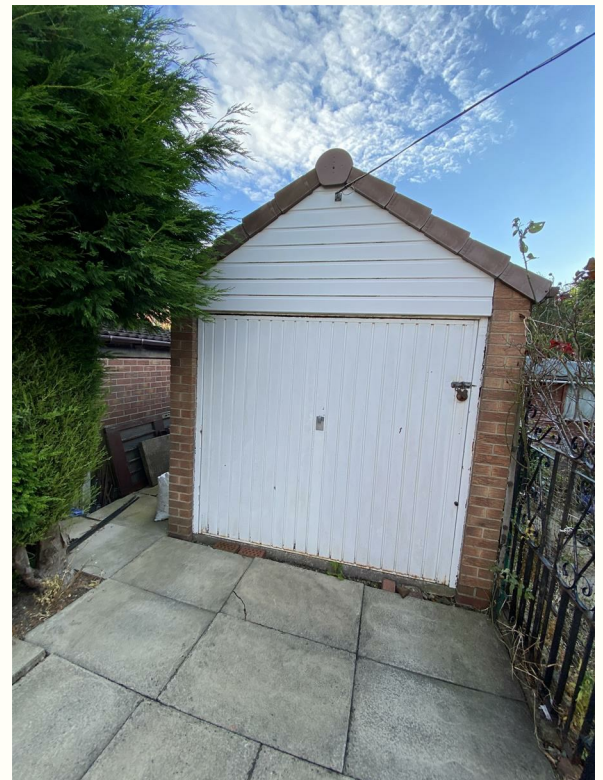
Exterior;



Exterior:



Exterior:



Tenure & possession freehold:

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

Services:

Mains gas, electricity, water meter 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 C.

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.

