

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



WINDGATE COTTAGE WINDGATE HILL
CONISBROUGH
DN12 3EH

OFFERS AROUND £395,000

- Detached House
- G.C.H & Upvc D.G
- Separate Dining Room
- Conservatory
- Council Tax Band D
- Three Double Bedrooms
- Lounge
- Modern Kitchen
- Gardens & Garage
- E.P.C Rating D

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Briefly comprising:

Entrance:

Upvc door leading to:

Porch:

Brick-built with Upvc windows. Upvc door leading to:

Entrance hallway:

Staircase leading off.

Lounge:

14'11"max x 10'10"max (4.55mmax x 3.30mmax)

The focal point of this room is the decorative brick-built chimney breast with open inset housing the log burner sat on a slightly raised brick hearth. Single panelled central heating radiator. Three double power points. Dimmer switch. Wall lights. Ceiling coving. Twin aspect windows. Upvc French doors give access to the rear garden. Solid wood flooring.



Lounge:



Lounge:



Dining room:

14'8"max x 11'5"max (4.47mmax x 3.48mmax)

Fitted with a decorative solid wood fire surround housing the open grate fire sat on a slightly raised slate hearth. Two single panelled central heating radiators. Three double power points. Telephone point. Internet point. Ceiling coving. Solid wood flooring.



Dining room:



Dining room:



Dining room



Kitchen:

13'10" x 11'9"max (4.22m x 3.58mmax)

Fitted with a range of cream shaker style base units. Belfast pot sink with Victorian mixer tap inset into solid wood work surfaces. Free standing Leisure Range-master 10 double oven with four rings and hotplate. Integrated washing machine. Integrated fridge. Integrated freezer. Integrated dishwasher. Under-stairs pantry. Five double power points. One single power point plus those concealed serving the electrical appliances. School style radiator. Double aspect windows. Ceramic tiled flooring. Half glazed Upvc door leading to:



Kitchen:

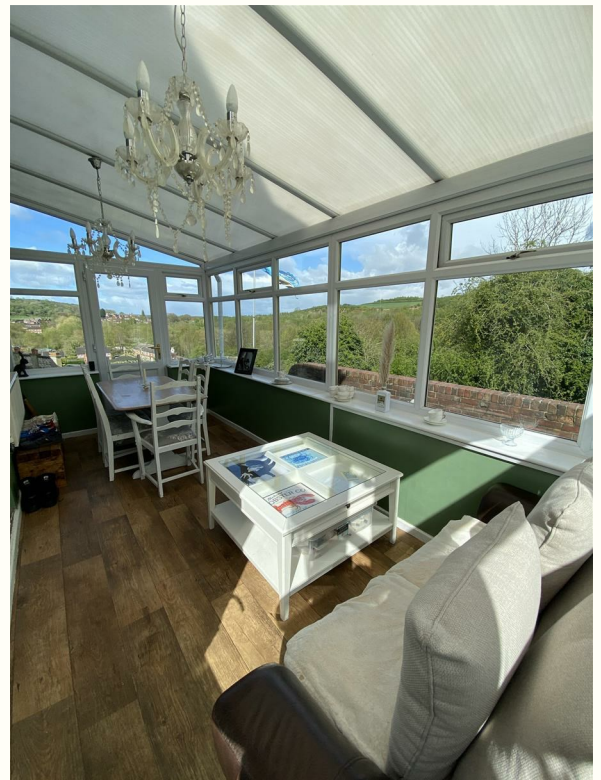


Kitchen:

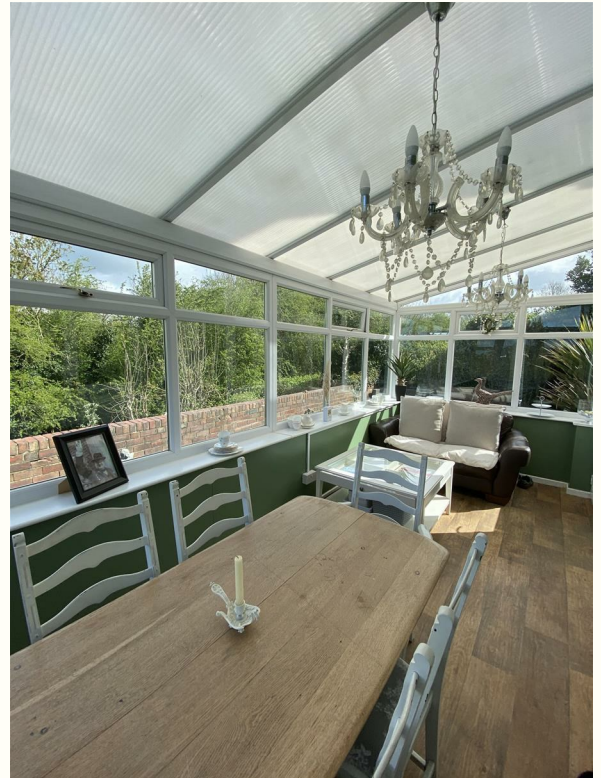


Conservatory.

Brick-built with Upvc windows. Double panelled central heating radiator. Three double power points. Two separate half glazed Upvc doors lead to the rear garden. Laminate flooring.



Conservatory:



Ground floor Cloak room:

Fitted with a white low flush W.C and cloak room wash-hand basin with waterfall mixer tap. Wall mounted combination boiler which serves both the central heating system and the domestic hot water supply. Ceramic tiled floor.



Staircase:

First floor landing:

Window allowing natural light. Loft hatch. Smoke alarm.



First floor landing:



First floor landing:



bedroom no.1 front double:

15'5"max x 11'0"max (4.70mmax x 3.35mmax)

Double panelled central heating radiator. Three single power points. Built-in cupboard with hanging rail and useful storage. Twin aspect windows.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 front double:

14'4"max x 11'11"max (4.37mmax x 3.63mmax)

Single panelled central heating radiator. Two single power points. Ceiling coving. Built-in cupboard with hanging rail and shelving. Solid wood flooring.



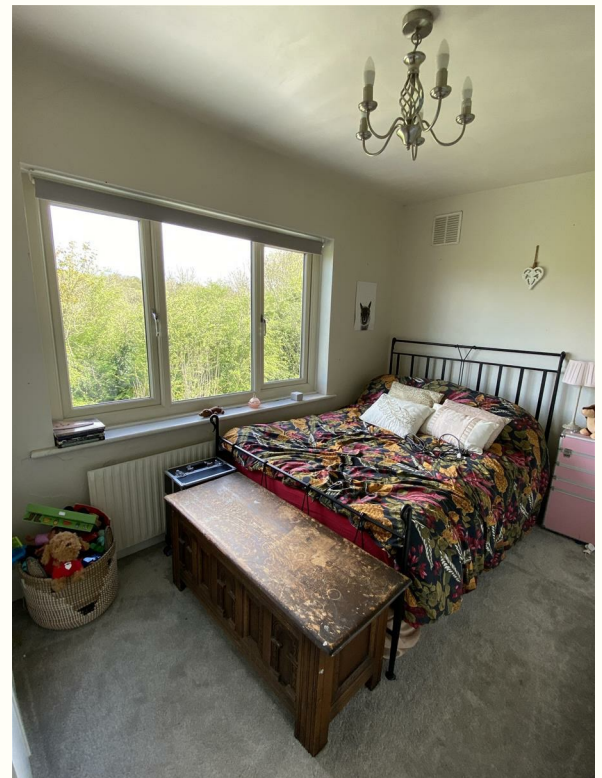
Bedroom no.2 front double:



Bedroom no.3 rear double:

12'4" x 8'4" (3.76m x 2.54m)

Single panelled central heating radiator. One double power point.

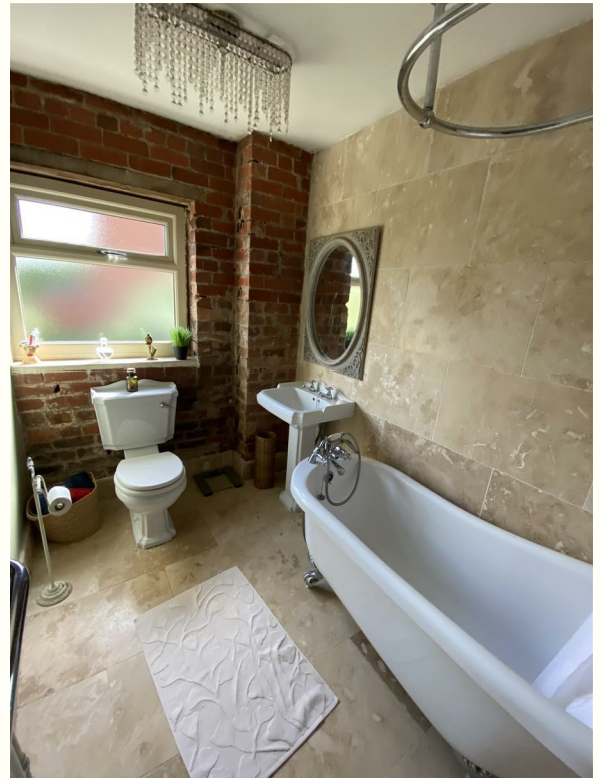


Bedroom no.3 rear double:

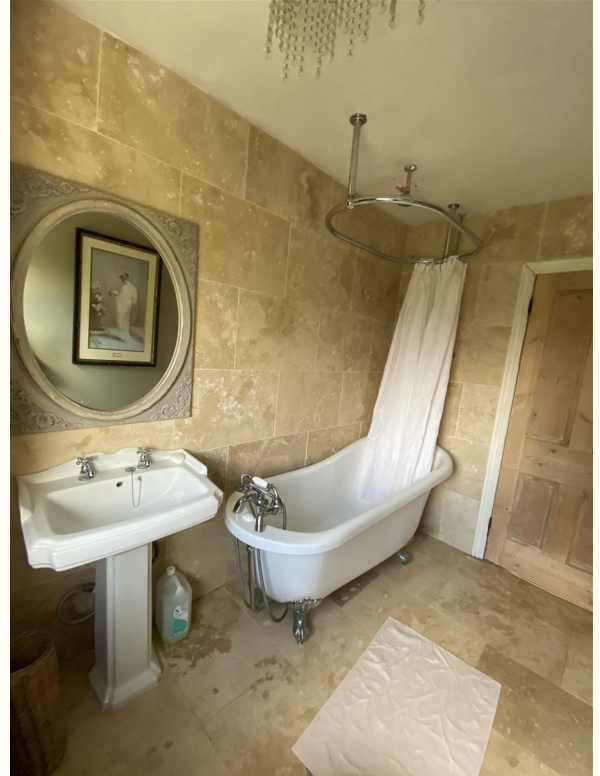


Bathroom:

Fitted with a free-standing bath sat on silver feet, pedestal wash-hand basin and low flush W.C. ceiling shower over bath with circular rail and curtain. School style radiator. Decorative brick wall and complimentary tiling. Ceramic tiled floor.



Bathroom:



Bathroom:



Exterior:

A ranch style gate to the front of the property gives vehicular access on to a flagged driveway. The front garden and side garden are mainly laid to lawn with a selection of well established trees. The rear garden is laid to lawn with a patio seating area and has a selection of plants and shrubs and is bounded by brick walling. Single garage with up-and-over door.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



View:



View:

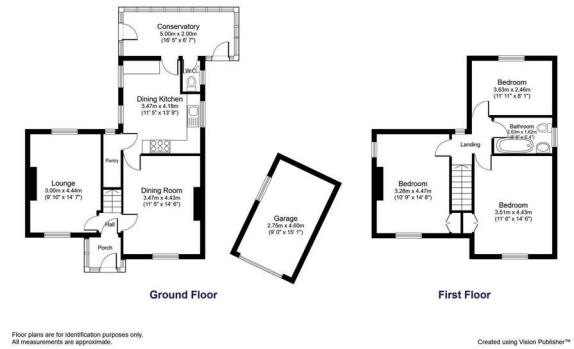


View:



Floor-plan

Windgate Cottage, Windgate Hill, Conisbrough, DONCASTER, DN12 3EH



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 D.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	