

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



37 CROOKHILL ROAD
CONISBROUGH
DN12 2AE

REDUCED TO £325,000

- Detached House
- G.C.H & Upvc D.G
- Separate Dining Room
- Family Bathroom & Two En-suites
- Council Tax Band D
- Four Double Bedrooms
- Lounge
- Kitchen
- Off-street Parking & Integral Garage
- EPC Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

Upvc entrance door with oval etched glazed panel leading to:

Entrance hallway:

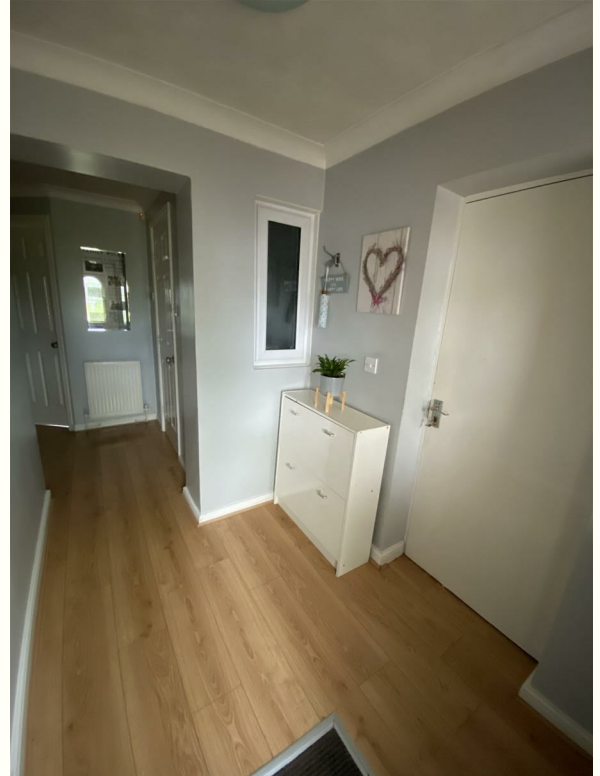
Dog-leg spindled staircase leading off. Double panelled central heating radiator. Ceiling coving. Under-stairs storage cupboard. Smoke alarm. Laminate flooring.



Entrance hallway:



Entrance hallway:

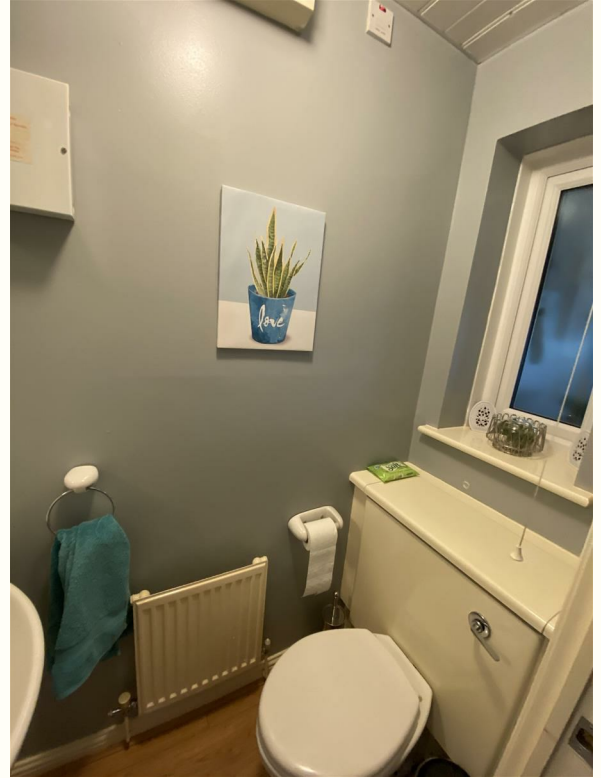


Ground floor W.C:

Fitted with a vanity wash-hand basin with mixer tap and concealed low flush W.C. Single panelled central heating radiator. Extractor fan. Tongue and grooved to ceiling. Complimentary tiling. Laminate flooring.



Ground floor W.C:



Integral garage:

With up-and-over door, power and light.

Lounge:

14'2" x 10'11" exc bay (4.32m x 3.33m exc bay)

The focal point of this room is the timber fire surround with slate back plate and slightly raised slate hearth housing the coal effect electric fire. Double panelled central heating radiator. One double power point. One single power point. Ceiling coving. Dimmer switch. Laminate flooring.



Lounge:



Lounge:



Lounge:



Dining room:

16'0" x 10'4"max (4.88m x 3.15mmax)

Double panelled central heating radiator. Single panelled central heating radiator. Three double power points. One single power point. Ceiling coving. Wall light. Upvc doors leading to the rear garden. Laminate flooring.



Dining room:



Dining room:



Dining room:



Kitchen:

13'2" x 8'3" (4.01m x 2.51m)

Fitted with a range of grey wall and base units. 1.1/2 bowl stainless steel sink unit with mixer tap. Built under gas double oven. Gas hob inset into granite effect work surfaces. Chimney style extractor fan. Two double power points. One single power point. Complimentary tiling. Slate tiled floor. Archway leading to:



Kitchen:



Kitchen:



Utility room:

5'8" x 5'7" (1.73m x 1.70m)

Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. One double power point. One single power point. wall mounted Ideal boiler which serves both the central heating system and the domestic hot water supply. Slate tiled floor. half glazed Upvc door leads to the side of the property.

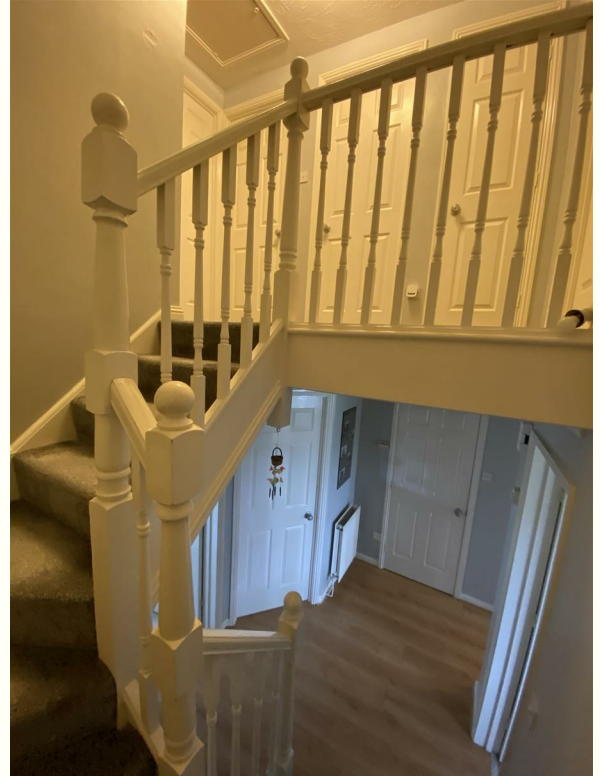


Utility room:



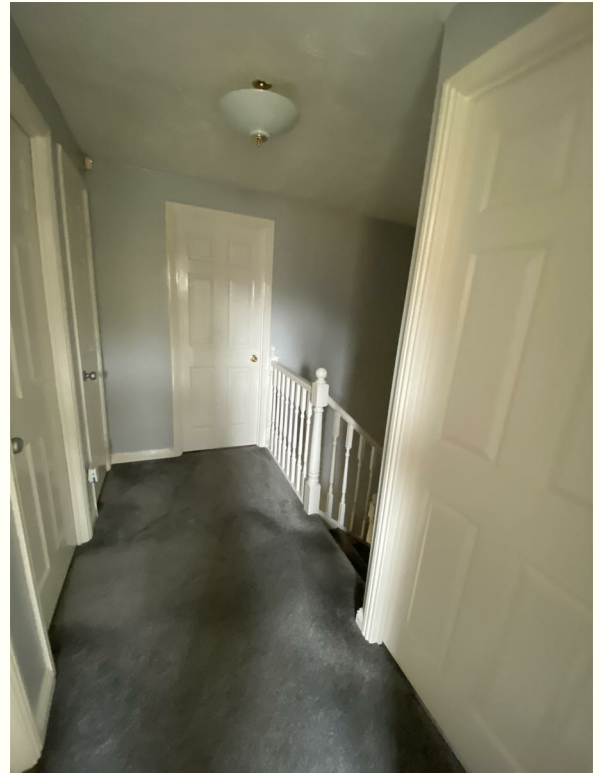
Staircase:

Dog-leg staircase. Spindled balustrade.

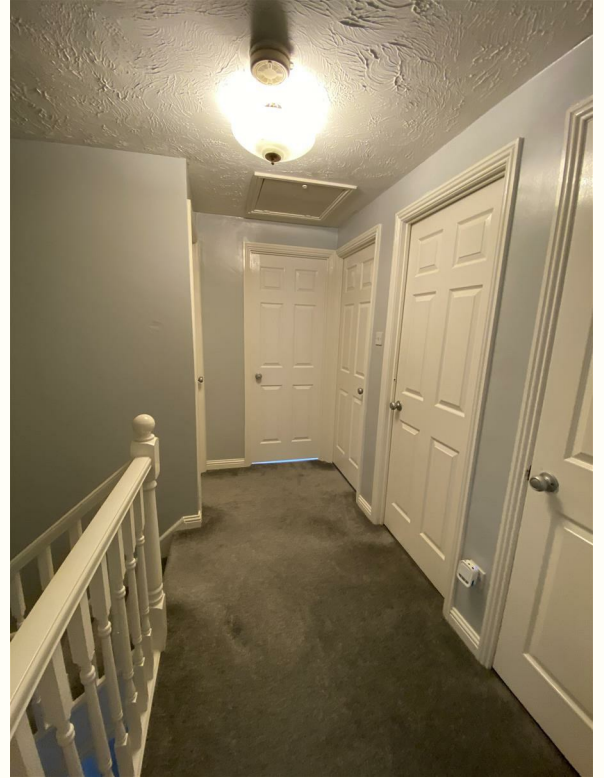


First floor landing:

Built-in cupboard for useful storage. One single power point. Loft hatch. Smoke alarm.



First floor landing:



First floor landing:



Bedroom no.1 front double master:

17'2"max x 14'2" (5.23mmax x 4.32m)

Single panelled central heating radiator. T.V aerial point. Three double power points. One single power point. Telephone point. Loft hatch. Door leading to:



Bedroom no.1 front double master:



Bedroom no.1 front double master:

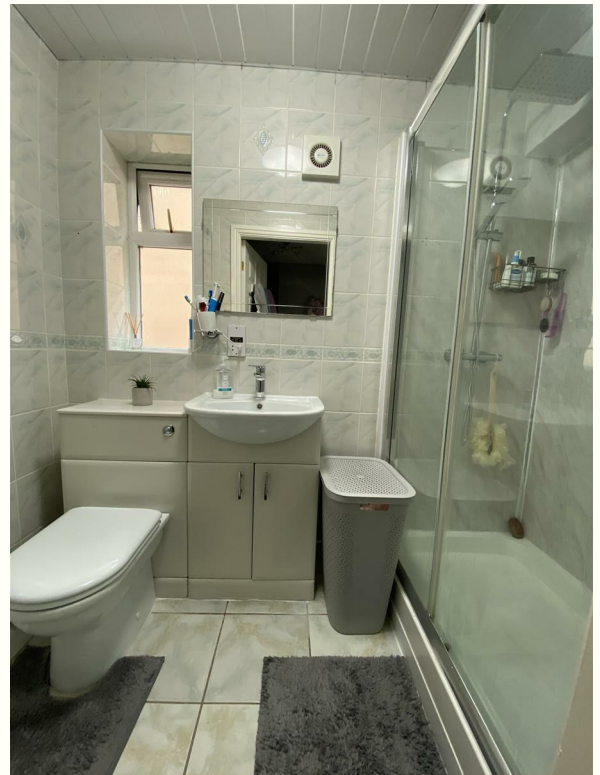


En-suite:

Fitted with a double shower compartment housing the mixer shower set with shower head. Vanity wash-hand basin and concealed cistern low flush W.C. Chrome ladder/towel radiator. Shaver point. Tongue & grooved ceiling. Complimentary tiled sheeting. Complementary tiling.



En-suite:



Bedroom no.2 front double:

12'1" x 11'2" (3.68m x 3.40m)

Fitted with a range of mirrored built-in robes with hanging rail and shelving. Single panelled central heating radiator. One double power point. Two single power points. Door leading to:



En-suite:

Shower compartment housing the power shower. Vanity wash-hand basin with mixer tap and concealed cistern low flush W.C. Single panelled central heating radiator. Shaver point. Complimentary tiling.



Bedroom no.3 rear double:

13'4" x 9'2" (4.06m x 2.79m)

Single panelled central heating radiator. One double power point.



Bedroom no.3 rear double:



Bedroom no.4 rear double:

11'6" x 8'6" (3.51m x 2.59m)

Single panelled central heating radiator. Three single power points.
Dimmer switch.



Bedroom no.4 rear double:



Family bathroom:

Fully tiled to compliment the twin-hand grip panelled bath, vanity wash-hand basin with mixer tap and concealed cistern low flush W.C. Triton shower over bath with glazed shower screen. Single panelled central heating radiator. Extractor fan. Tongue & grooved ceiling.



Family bathroom:



Family bathroom:



Exterior:

The front of the property is open plan and predominately laid to block paving allowing off-street parking and leads to the single integral garage. Adjacent to the side of the property is a wrought iron gate which gives access to the spacious and private rear garden which is mainly laid to lawn with a flagged patio area and borders of well established plants and shrubs, bounded by brick walling. Courtesy garden tap.



Exterior:



Exterior:



Front view:



Front view:



front entrance:



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:

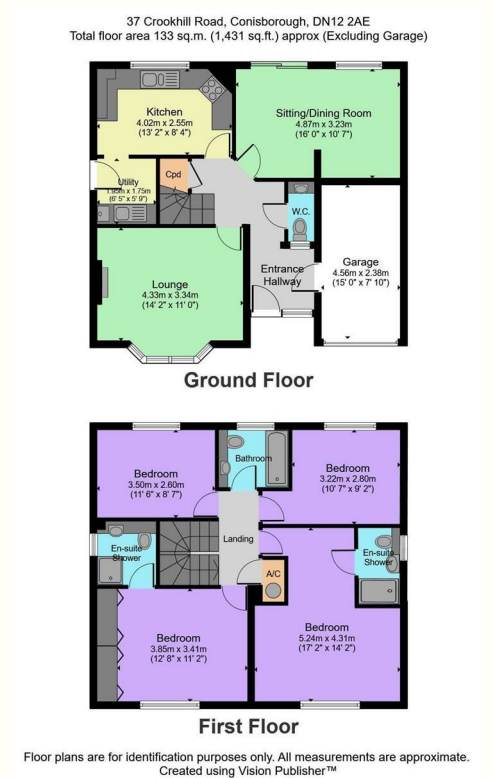
Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your 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 Performance Certificate:

Floor Plan:



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	