

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



10 PRIOR ROAD
CONISBROUGH
DN12 2HB

OFFERS AROUND £145,000

- Semi-detached House
- Gas Central Heating
- Lounge
- Modern Shower Room
- E.P.C Rating D
- Three Bedrooms
- Upvc D.G
- Kitchen/diner
- Spacious Rear Garden
- Council Tax Band A

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR
Registered in England No. 01758008
TELEPHONE (01709) 864414/863318 ~ FAX (01709) 868600
www.dunstanproperty.co.uk E.MAIL: info@dunstanproperty.co.uk

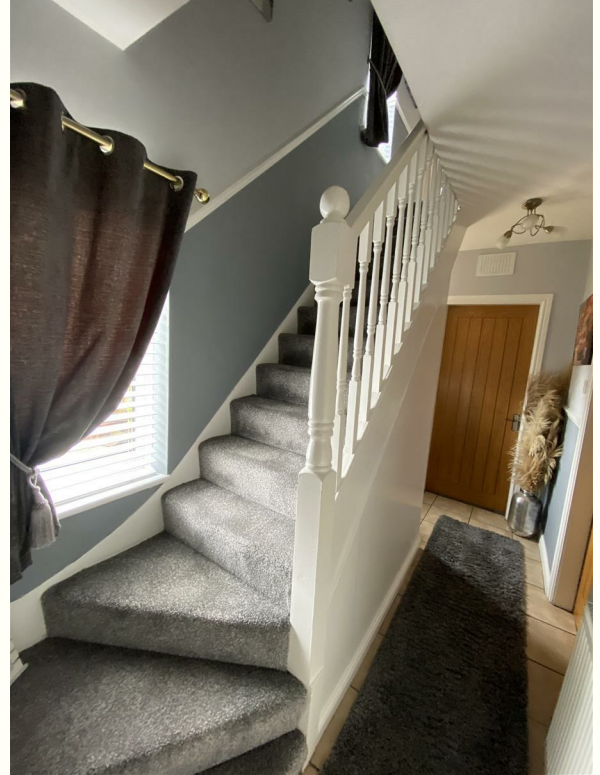
Briefly comprising:

Entrance:

Upvc door leading to:

Entrance hallway:

Spindled staircase leading off. Single panelled central heating radiator. Under-stairs storage cupboard. Window allowing natural light. Ceramic tiled floor.



Ground floor W.C:

Fitted with a push button low flush W.C and vanity wash-hand basin with mixer tap. Window allowing natural light. Complimentary tiling. Ceramic tiled floor.



Lounge:

15'10" x 10'7" (4.83m x 3.23m)

Double panelled central heating radiator. One double power point. Two single power points. Modern decorative panelling. Upvc French doors leading to the rear garden.



Lounge:



Kitchen/diner:

14'2" x 10'2" (4.32m x 3.10m)

Fitted with a range of medium oak wall and base units. Granite 1.1/2 bowl sink unit with modern expanding mixer tap. Built-under electric oven. Stainless steel gas hob inset into granite effect work surfaces. Canopy extractor fan above. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Single panelled central heating radiator. Four double power points. One single power point plus those concealed serving the electrical appliances. Ceiling coving. Complimentary tiling. Ceramic tiled floor. Upvc door leading to the side of the property.



Kitchen/diner:



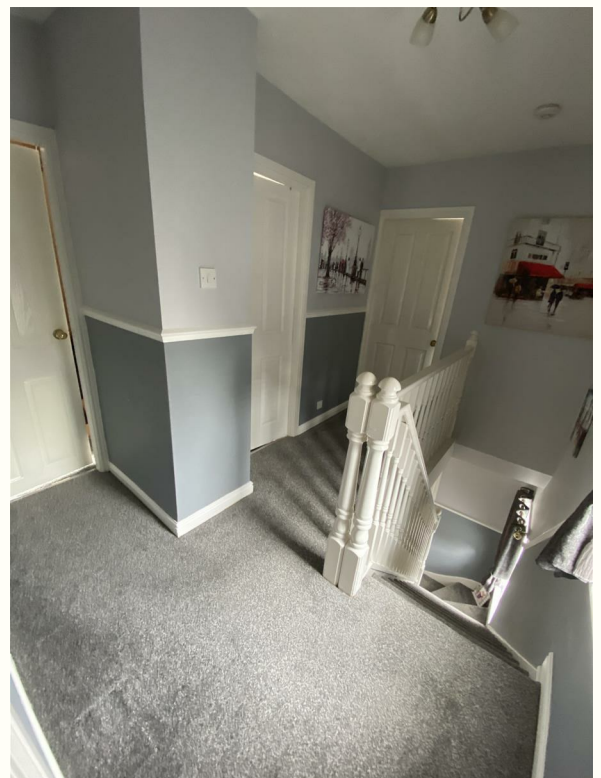
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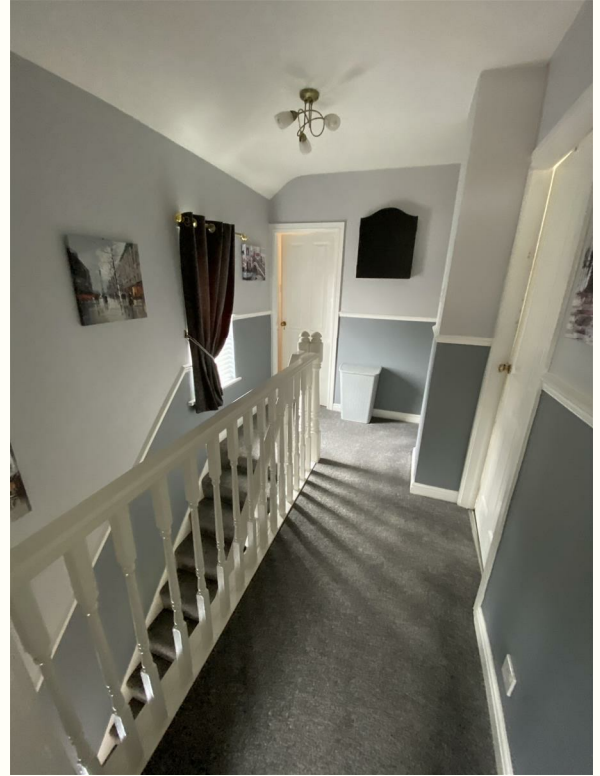
Staircase:

First floor landing:

Spindled balustrade. One single power point. Dado rail. Loft hatch. Smoke alarm.



First floor landing:



Bedroom no.1 rear double:

12'2" x 9'5" (3.71m x 2.87m)

Single panelled central heating radiator. One single power point.



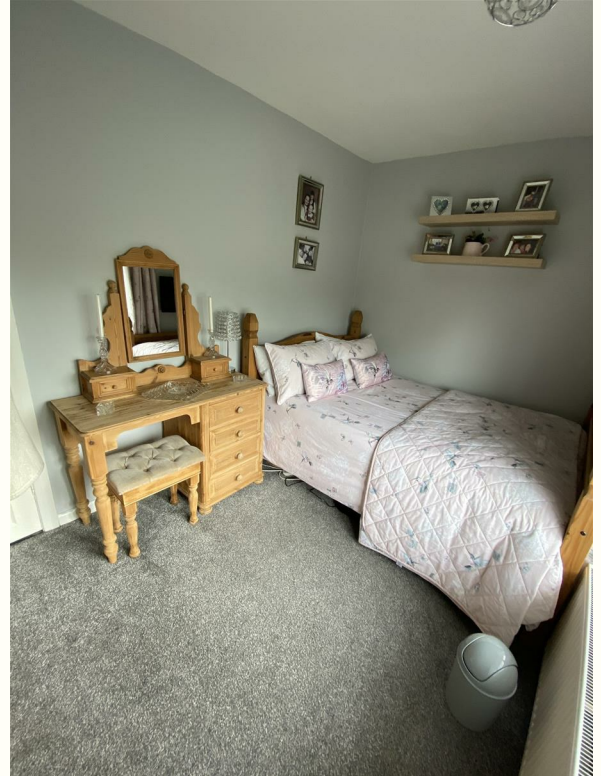
Bedroom no.2 rear double:

13'0" x 7'5" (3.96m x 2.26m)

Single panelled central heating radiator. One single power point.



Bedroom no.2 rear double:



Bedroom no.3 front:

8'9" x 8'6" (2.67m x 2.59m)

Single panelled central heating radiator. One double power point.



Bedroom no.3 front:

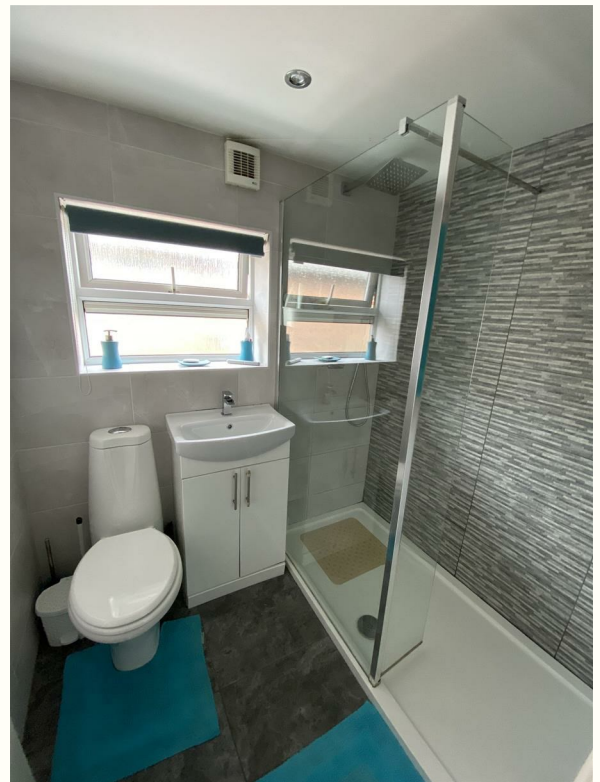


Bedroom no.3 front:



Bathroom:

Fully tiled to compliment the separate shower compartment housing the mixer shower set with shower head. Vanity wash-hand basin with waterfall mixer tap and push button low flush W.C. Ceramic tiled floor.



Exterior:

The front of the property has a shared driveway which gives access to the rear garden. The small front garden is mainly laid to pebbles and is bounded by brick walling. A timber gate gives access to the spacious and private rear garden which is predominately laid to lawn with a flagged patio area and a selection of well established plants, trees and shrubs. Ornamental fish pond. Courtesy garden tap.



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:

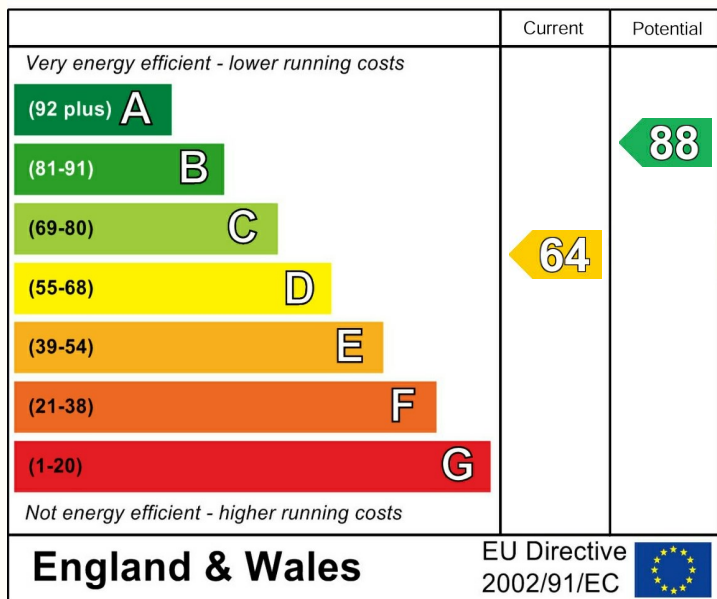
Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

