

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



19 NORTH CLIFF ROAD
CONISBROUGH
DN12 3JP

REDUCED TO £204,995

- Recently Refurbished
- Three Bedrooms
- Lounge
- Off-street Parking & Garage
- E.P.C Rating D
- Semi-detached House
- G.C.H & Upvc D.G
- Kitchen/diner
- Spacious Rear Garden
- Council Tax Band B

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

Upvc door with matching glazed side panels leading to:

Lounge:

18'6"max x 13'4"max (5.64mmax x 4.06mmax)

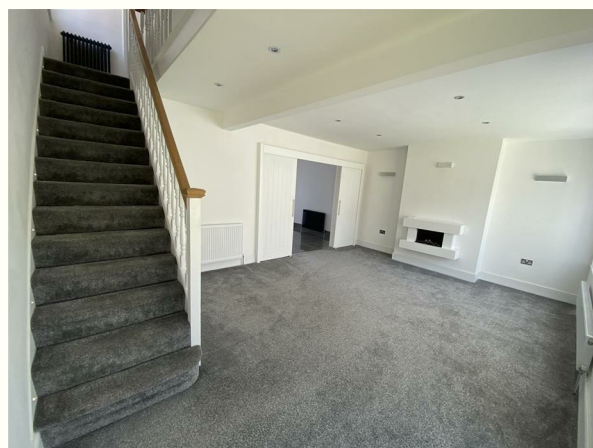
The focal point of this room is the white modern fire surround with back lights housing the remote controlled log effect electric fire. Two single panelled central heating radiators. Four double power points. T.V aerial point. Telephone point. Wall lights. Ceiling down-lighters. Under-stairs storage cupboard. Spindled staircase leading off. Modern sliding doors leading to:



Lounge:



Lounge:



Kitchen/diner:

18'7" x 10'0" (5.66m x 3.05m)

Fitted with a range of white soft close high gloss wall and base units. Single drainer sink unit with mixer tap. Built-under Beko electric oven. Cooke & Lewis induction hob inset into marble effect work surfaces. Integrated fridge and freezer. Integrated washer/dryer. School style radiator. Wall mounted ladder/towel radiator. Five double power points. Under-stairs storage cupboard. High gloss ceramic tiled floor. Upvc French doors leading to the rear garden. Upvc fully glazed door leading to:



Kitchen/diner:



Kitchen/diner:

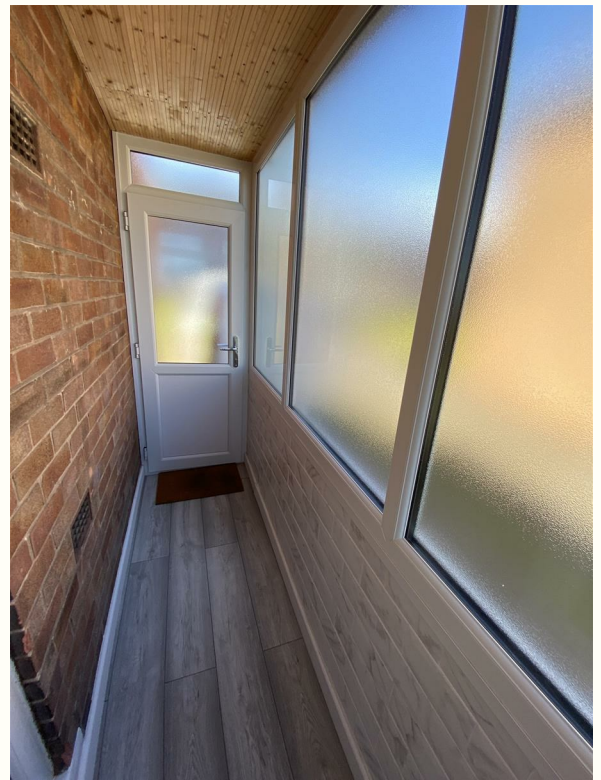


Kitchen/diner:



Side porch:

Half tiled with Upvc windows. Timber tongue & grooved ceiling. Laminate flooring. Upvc half glazed door leads to the driveway.



Staircase:

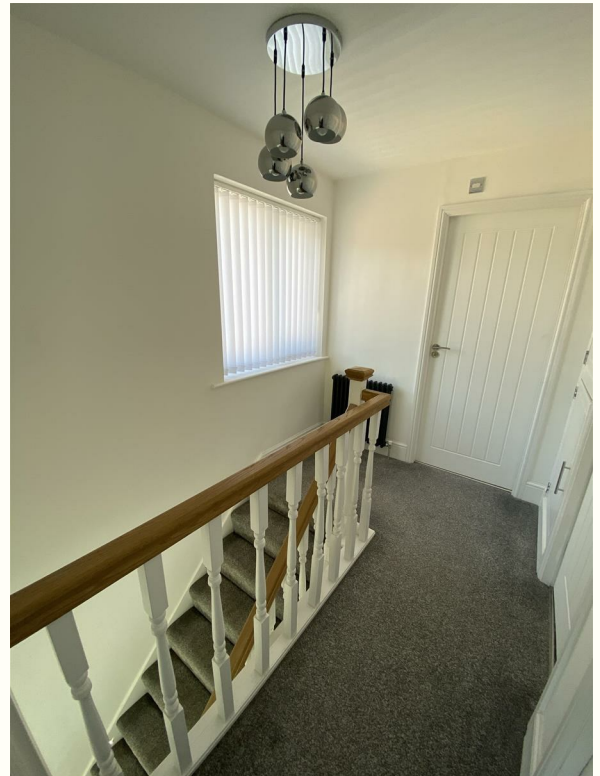
Discreet stair lighting.

First floor landing:

Spindled balustrade. Window allowing natural light. School style radiator. Built-in cupboard housing the Ideal combination boiler which serves both the central heating system and the domestic hot water supply.



First floor landing:



Bedroom no.1 front double:

12'4" x 12'1" (3.76m x 3.68m)

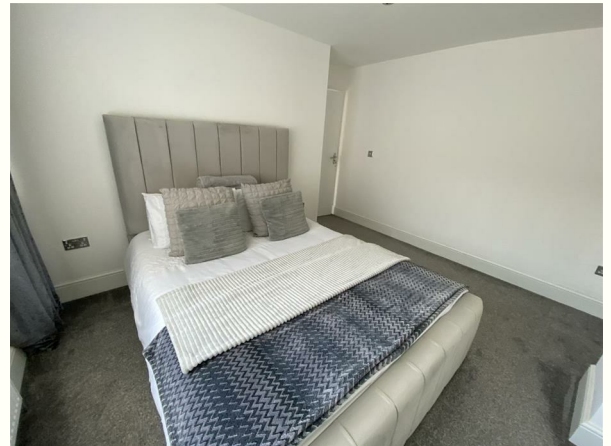
Single panelled central heating radiator. Three double power points. T.V aerial point.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 rear double:

12'1" max x 11'4" max (3.68m max x 3.45m max)

Single panelled central heating radiator. Three double power points.



Bedroom no.2 rear double:



Bedroom no.3 front:

9'1" max x 7'9" max (2.77m max x 2.36m max)

Single panelled central heating radiator. Two double power points. Built-in cupboard for useful storage. Loft hatch.



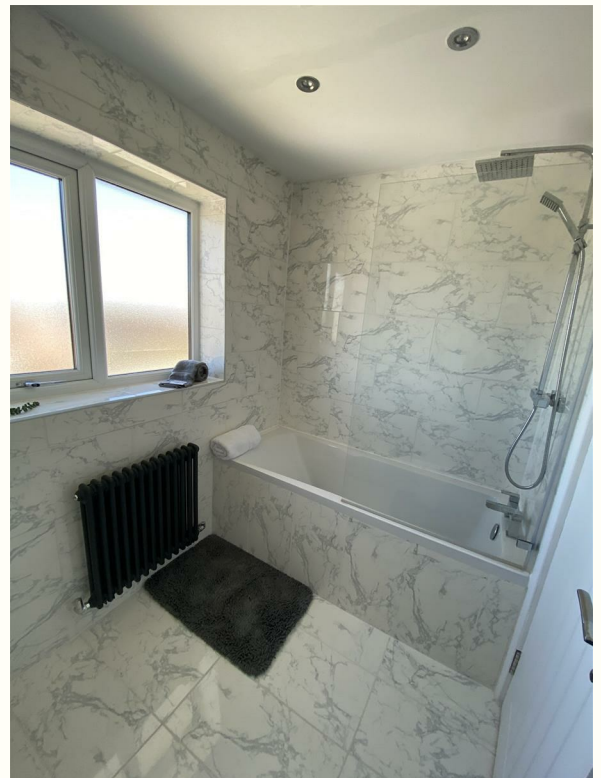
Bedroom no.3 front:



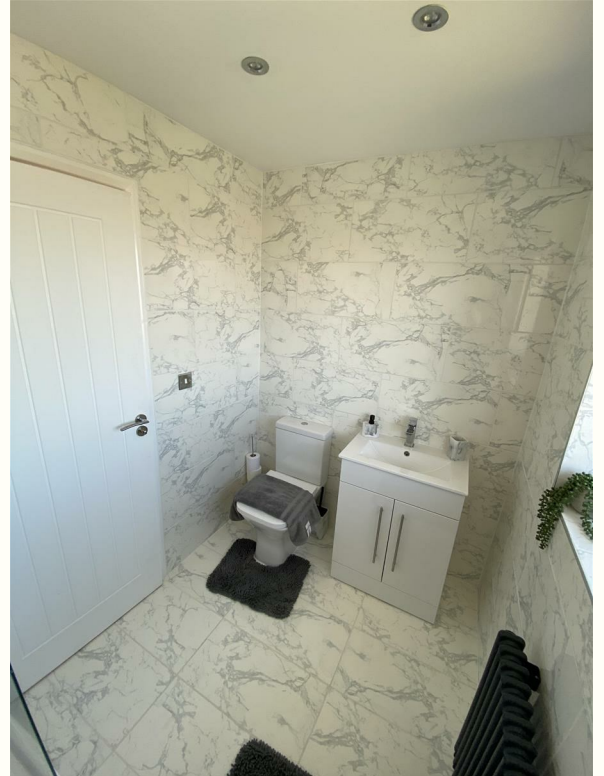
Bathroom:

7'10" x 5'4" (2.39m x 1.63m)

Fitted with a white low level suite comprising: panelled bath with mixer tap, vanity wash-hand basin with mixer tap and push button low flush W.C. Shower over bath with mixer shower set with shower head and glazed shower screen. Granite effect radiator. Ceiling down-lighters. Extractor fan.

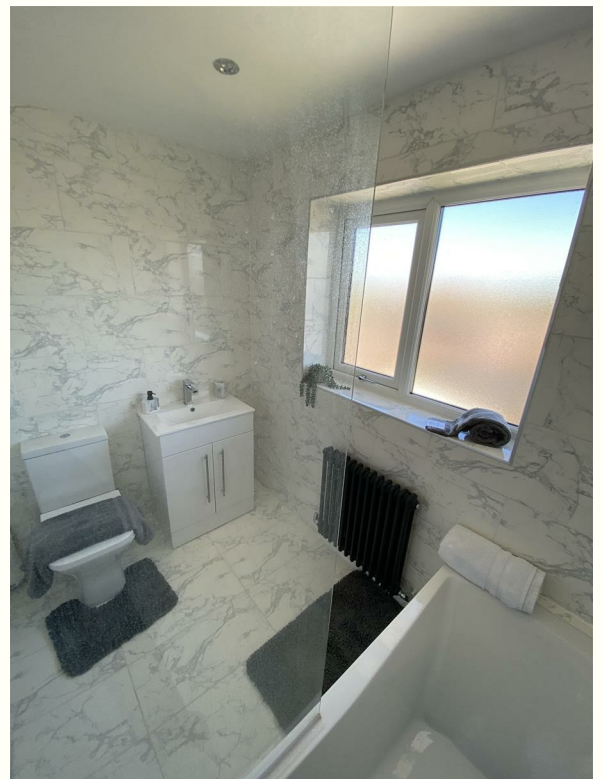


Bathroom:



Bathroom:

Bathroom:



Exterior:

Double wrought iron gates give vehicular access on to a concrete driveway. The front garden is mainly laid to lawn and is bounded by brick walling. The rear garden is predominately laid to lawn, bounded by timber fencing with concrete posts. Flagged patio area with wrought iron balustrade and steps leading down to the lawned garden. Courtesy garden tap. Single sectional detached garage with up-and-over door.



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 B.

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.

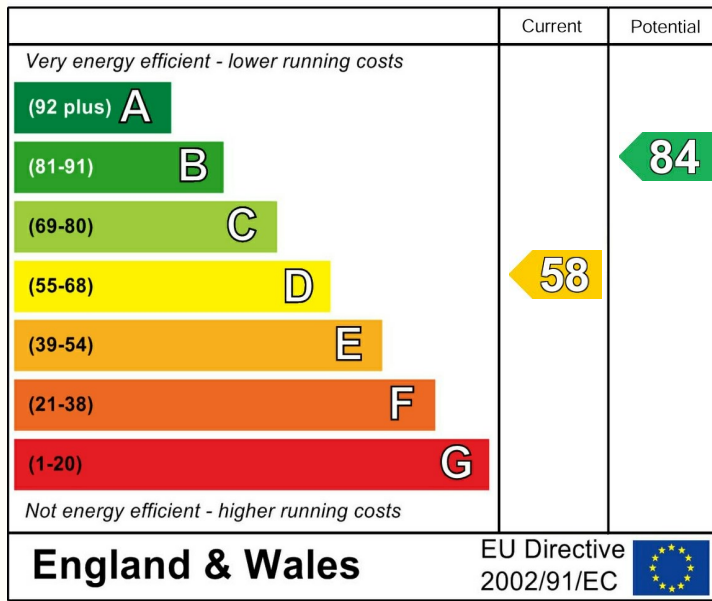
Making an offer:

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

