

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**13 WINDMILL AVENUE**  
**CONISBROUGH**  
**DN12 2DH**

**OFFERS AROUND £135,000**

- Semi-detached House
- Gas Central Heating
- Lounge
- Bathroom & Sep W.C
- Council Tax Band A
- Three Bedrooms
- Upvc D.G
- Separate Dining Room
- Front & Rear Gardens
- E.P.C Rating C

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**Briefly comprising:****Entrance:**

Half glazed Upvc door leading to:

**Entrance hallway:**

Staircase leading off. Double panelled central heating radiator. One single power point. Smoke alarm. Under-stairs storage cupboard housing the Worcester combination boiler which serves both the central heating system and the domestic hot water supply.

**Lounge:**

*14'4"max x 12'8"max (4.37mmax x 3.86mmax)*

Single panelled central heating radiator. Two double power points.

**Dining room:**

*14'5"max x 10'1"max (4.39mmax x 3.07mmax)*

Double panelled central heating radiator. Two double power points. Twin aspect windows. Built-in cupboard for useful storage.



**Dining room:**



**Kitchen:**

8'9" x 5'11" (2.67m x 1.80m )

Fitted with a range of wall and base units. Single drainer stainless steel sink unit with mixer tap inset into granite effect work surfaces. One double power point. One single power point. Plumbed for automatic washing machine. Complimentary tiling. Half glazed Upvc door leading to the side of the property.





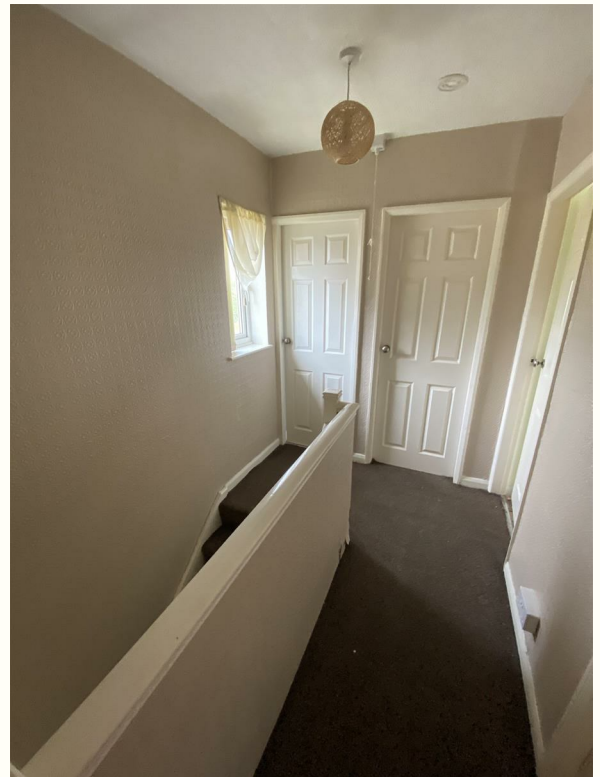
**Kitchen:**



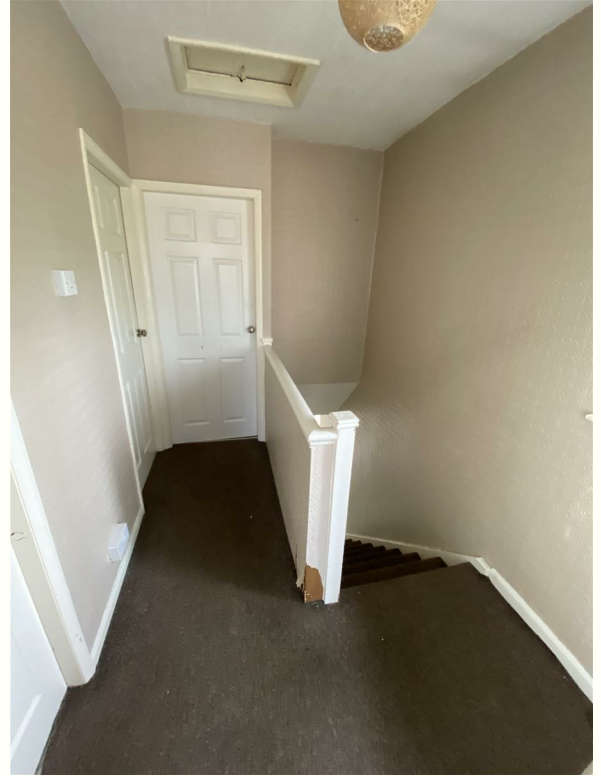
**Staircase:**

**First floor landing:**

Window allowing light. Loft hatch.



**First floor landing:**



**Bedroom no.1 rear double:**

*14'5" max x 12'7" max (4.39m max x 3.84m max)*

Single panelled central heating radiator. Two double power points.



**Bedroom no.2 rear double**

*12'10" max x 10'4" max (3.91m max x 3.15m max)*

Single panelled central heating radiator. Two double power points. Built-in cupboards with hanging rail. Further built-in cupboard for useful storage.



**Bedroom no.3 front:**

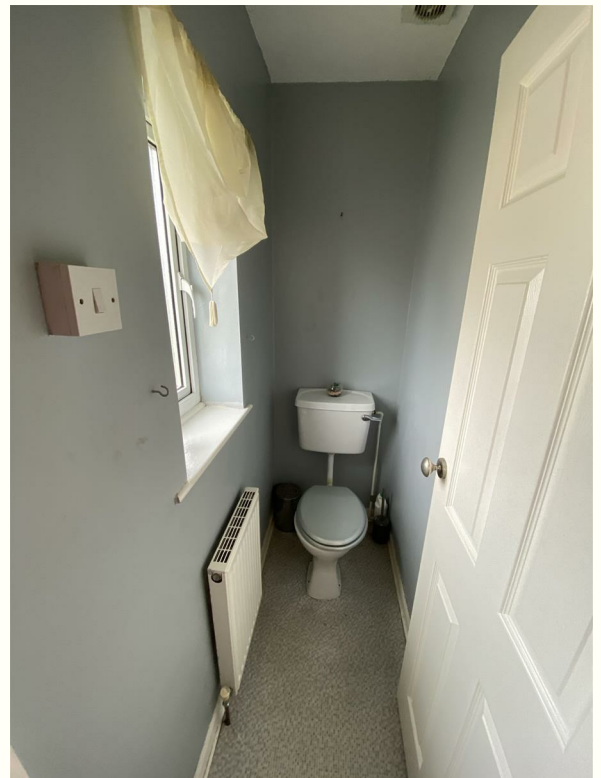
9'4" 7'5" (2.84m 2.26m)

Single panelled central heating radiator. Two double power points. Built-in cupboard with hanging rail.



**W.C.:**

Fitted with a white low flush W.C. Single panelled central heating radiator. Extractor fan. Window allowing natural light.



**Bathroom:**

Fully tiled and fitted with a panelled bath and wash-hand basin. Triton electric shower over bath with rail and curtain. Single panelled central heating radiator.



**Exterior:**

A single timber pedestrian gate gives access to the front garden which is mainly laid to lawn and is bounded by timber fencing with concrete posts. A concrete footpath extends past the side of the property to the rear garden which is laid to lawn with a pebbled patio area, bounded by privet hedging. Courtesy garden tap. Timber garden shed.





Exterior:



Exterior:



Exterior:





**View:**



**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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	