

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



14 OAK GROVE
CONISBROUGH
DN12 2HL

OFFERS AROUND £115,000

- Semi-detached House
- Gas Central Heating
- Lounge
- Kitchen
- Council Tax Band A
- Three Bedrooms
- Upvc Double Glazing
- Separate Dining Room
- Gardens & Garage
- EPC Rating D

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 entrance door with matching glazed side panel leading to:



Entrance hallway:

Staircase leading off. Under-stairs storage cupboard. Telephone point. Ceiling coving. Smoke alarm.



Entrance hallway:



Lounge:

13'0"max x 12'10"max (3.96mmax x 3.91mmax)

The focal point of this room is the stone fire surround with timber mantel. Double panelled central heating radiator. Ceiling coving.



Dining room:

13'8"max x 12'8" (4.17mmax x 3.86m)

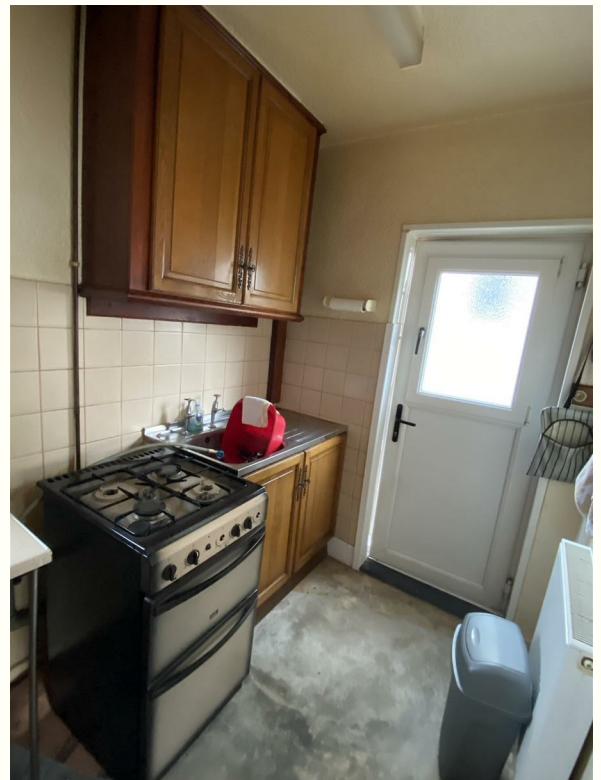
Fitted with a tiled fire surround with slightly raised tiled hearth housing the coke fire. Double panelled central heating radiator. Two double power points. T.V aerial point. Under-stairs storage cupboard. Twin aspect windows.



Kitchen:

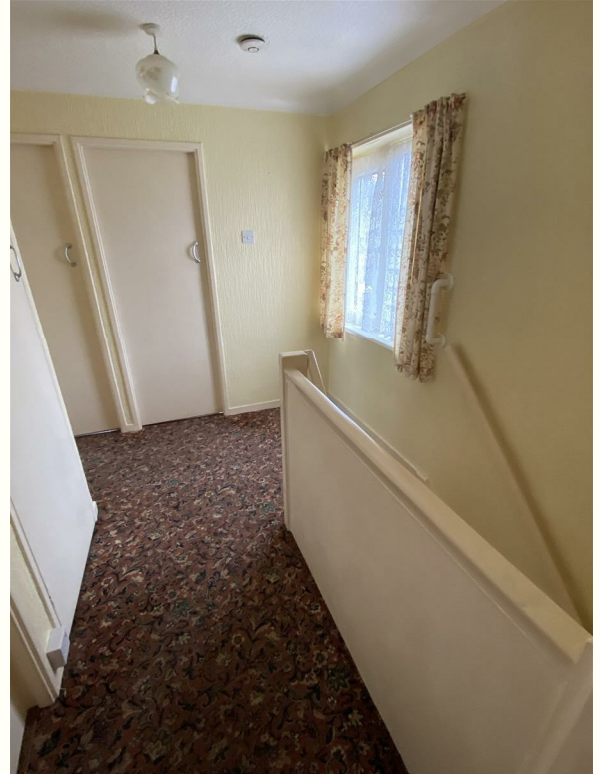
10'2" x 5'11" (3.10m x 1.80m)

Fitted with a range of wall and base units. Single drainer sink unit. Four double power points. Plumbed for automatic washing machine. Complementary tiling. Stable style Upvc door leading to the side of the property.

**Kitchen:****Staircase:**

First floor landing

One single power point. Ceiling coving. Smoke alarm. Built-in cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply. Window allowing natural light.



First floor landing;



Bedroom no.1 rear double:

12'7"max x 11'9"max (3.84mmax x 3.58mmax)

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



Bedroom no.2 rear double:

10'6" x 9'7" (3.20m x 2.92m)

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

**Bedroom no.3 front:**

8'3"x 8'4" (2.51mx 2.54m)

Single panelled central heating radiator. One double power point. Ceiling coving.

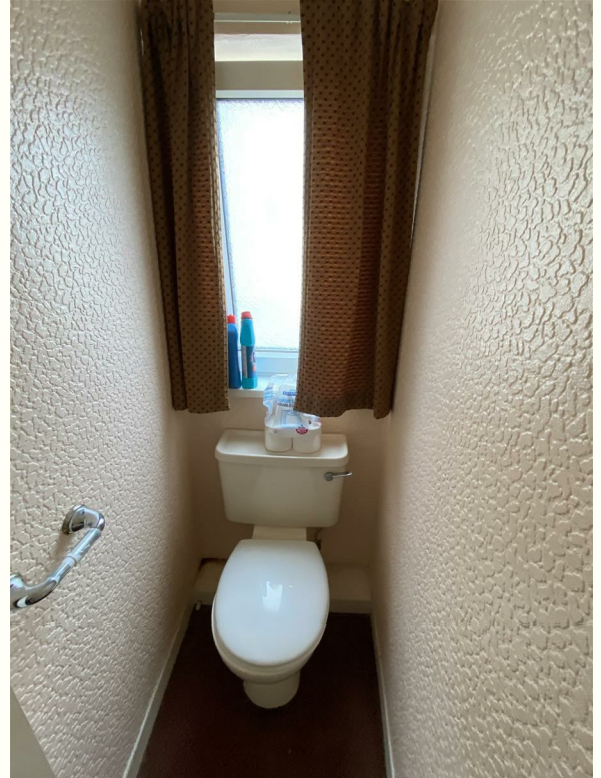
**Bathroom:**

Fitted with a twin hand grip panelled bath and pedestal wash-hand basin. Single panelled central heating radiator. Ceiling coving. Complimentary tiling.



W.C:

Fitted with a low flush W.C. Single panelled central heating radiator. Ceiling coving.



Exterior:

Double wrought iron gates at the front of the property lead to a shared driveway which extends past the side of the property to the single concrete sectional garage with up-and-over door. The front garden is laid to pebbles and is bounded by timber fencing. The rear garden is laid to pebbles. Concrete sectional garden store.



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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