

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**110 PARK ROAD**  
**CONISBROUGH**  
**DN12 2ES**

**OFFERS AROUND £210,000**

- Semi-detached House
- G.F.C.H & Upvc D.G
- Separate Dining Room
- Bathroom & En-suite
- Council Tax Band B
- Four Bedrooms
- Lounge
- Kitchen
- Enclosed Rear Garden
- E.P.C 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 door leading to:

**Entrance lobby:**

Staircase leading off. Single panelled central heating radiator. Plaster ceiling rose. Ceiling coving. Smoke alarm.

**Lounge:**

*13;4"max x 9'11"exc bay window (3.96m;1.22mmax x 3.02mexc bay window)*

The focal point of this room is the mahogany fire surround with Victorian style tiles with slightly raised tiled hearth housing the gas fire. Double panelled central heating radiator. Two single power points. Plaster ceiling rose. Ceiling coving.

**Lounge:****Dining room:**

*12'2"max 11'9" (3.71mmax 3.58m)*

Fitted with a marble fire surround with a slightly raised marble hearth housing the gas fire. Single panelled central heating radiator. One double power. Ceiling coving. Plaster ceiling rose. Smoke alarm. Built-in cupboard/pantry with power and light. French doors leading to the rear garden.



**Dining room:**



**Kitchen:**

9'3" x 7'9" (2.82m x 2.36m )

Fitted with a range of dark oak wall and base units. Further glazed wall unit for display purposes. 1.1/2 bowl acrylic sink unit with mixer tap inset into tiled work surfaces. Plate rack. Canopy extractor fan. Plumbed for automatic washing machine. Two double power points. One single power point. Fully tiled with tongue & grooved ceiling. Half glazed Upvc door leads to the rear garden.



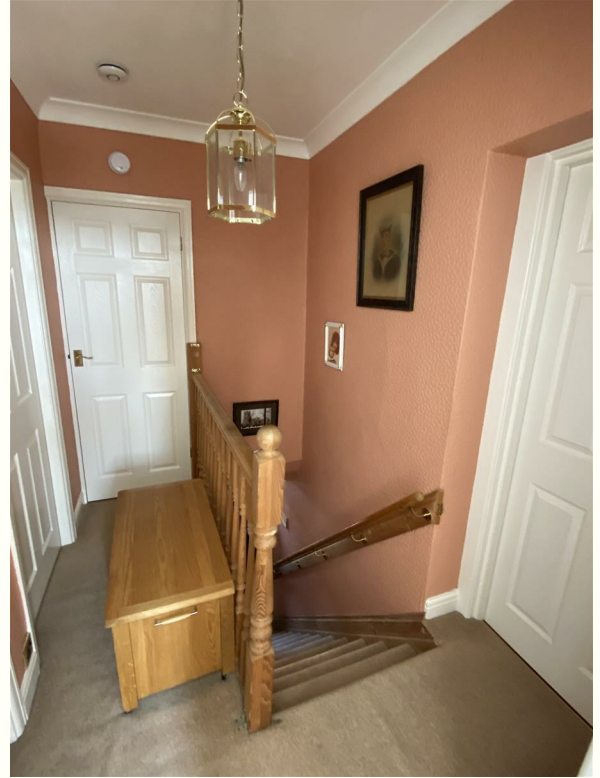
**Kitchen:**



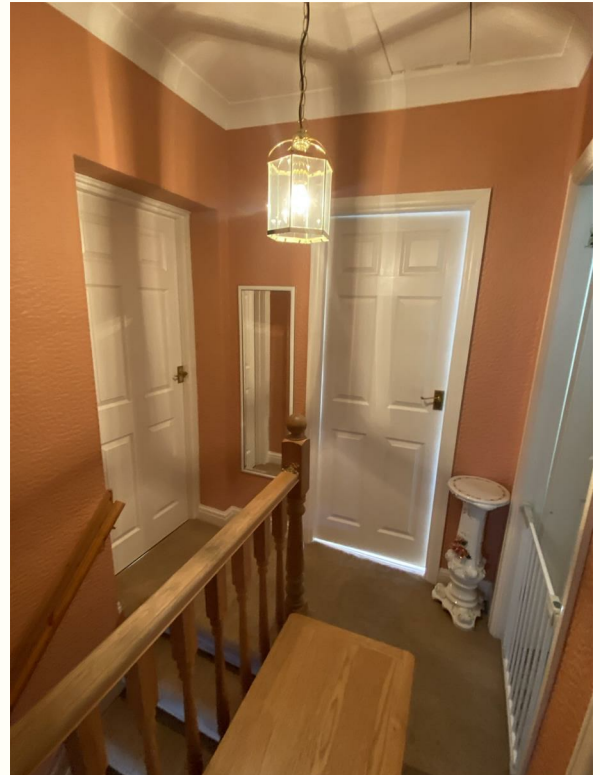
**Staircase:**

**First floor landing:**

One single power point. Ceiling rose. Smoke alarm. Loft hatch.



**First floor landing:**



**Bedroom no.1 front double:**

*11'3" x 8'11"exc robes (3.43m x 2.72mexc robes)*

Fitted with a range of built-in robes with hanging rail, shelving and matching bedside cabinets. Single panelled central heating radiator. One single power point. Telephone point. Ceiling coving.



**Bedroom no.1 front double:**



**Bedroom no.1 front double:**



**Bedroom no.2 front Double:**

15'2" x 7'9" (4.62m x 2.36m)

Single panelled central heating radiator. Two double power points.

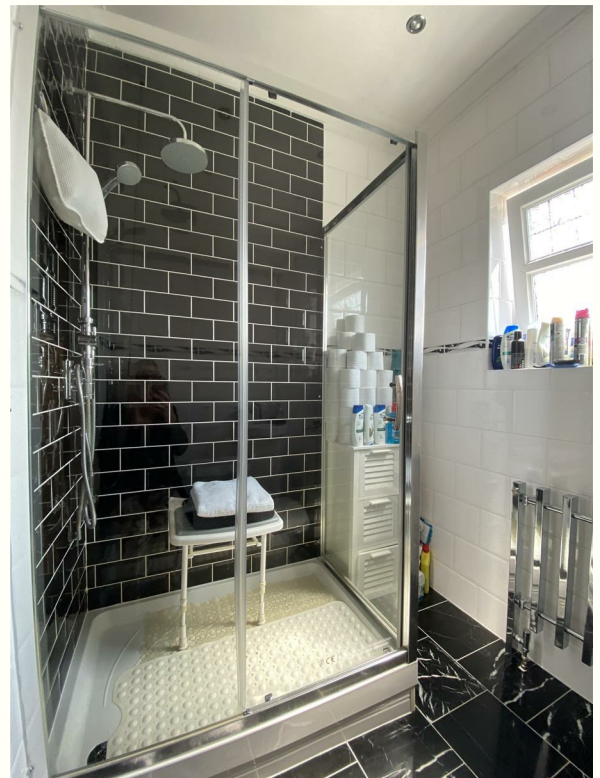


**Bedroom no.2 front double:**

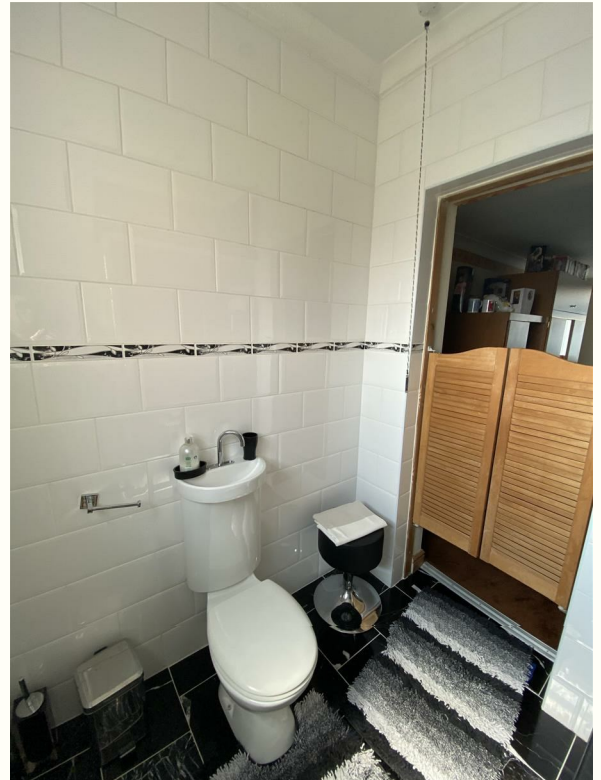


**En-suite:**

Fully tiled and fitted with a separate glazed shower compartment housing the power shower. 2 in 1 compact combo basin and close coupled W.C . Chrome ladder style radiator/towel rail. Ceiling down-lighters. Extractor fan. Ceramic tiled floor.



**En-suite:**



**Bedroom no.3 rear:**

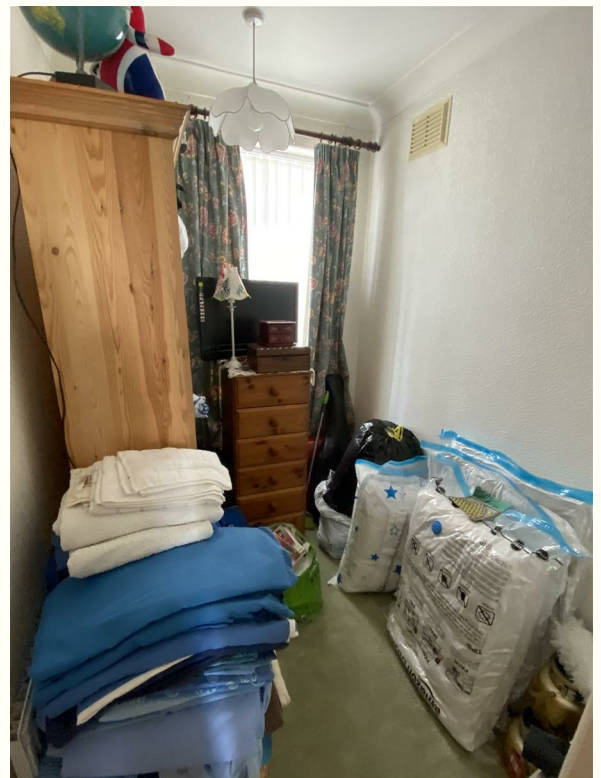
*11'0"max x 10'5" (3.35mmax x 3.18m)*

Built-in cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply. Single panelled central heating radiator. One single power point.

**Bedroom no.4 front:**

*6'8" x 5'5" (2.03m x 1.65m)*

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



**Bathroom:**

Fully tiled to compliment the shell design suite comprising: panelled bath, pedestal wash-hand basin and low flush W.C. Brass power shower over bath with glazed shower screen. Single panelled central heating radiator. Ceiling down-lighters.



**Bathroom:**





**Exterior:**

The front of the property has double timber gates which gives vehicular access to the front which is predominantly laid to block paving and allows ample off-street parking and leads to the garage which has roller shutter door, power and light. The private and enclosed rear garden is laid to decorative pebbles and is bounded by timber fencing with concrete posts. Concrete garden store with apex roof and timber door. Courtesy garden tap.



**Exterior:**



**Exterior:**



Exterior:



Exterior:



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 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.

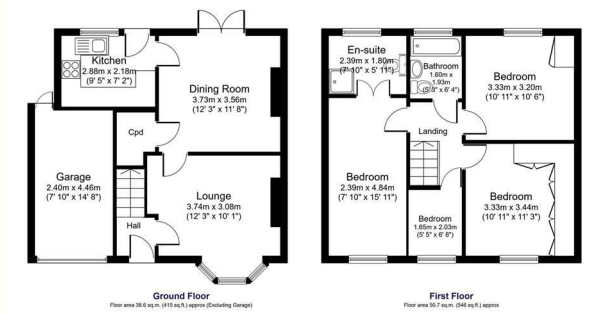
**Making an offer:**

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.

**Floor plan**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	