

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



6 FULFORD WAY
CONISBROUGH
DN12 3BE

ASKING PRICE £169,995

- Detached Bungalow
- G.F.C.H & Upvc D.G
- Kitchen
- Private Gardens
- Council Tax Band B
- Two Bedrooms
- Lounge
- Bathroom
- Single Detached Garage
- E.P.C Rating D.

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

Upvc entrance door leading to:

Entrance hall:

Timber door leading to:



Lounge:

16'2" x 11'11" (4.93m x 3.63m)

The focal point of this room is the marble fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire. Double panelled central heating radiator. Single panelled central heating radiator. One double power point. Two single power points. Wall lights. Twin aspect windows. Solid wood flooring. Arch-way leading to:



Lounge:



Lounge:



Lounge:



Kitchen:

Fitted with a range of wall and base units. Further glazed units for display purposes. 1.1/2 bowl acrylic sink unit with mixer tap. Tall unit housing the electric double oven. Ceramic hob inset into granite effect work surfaces. Canopy extractor fan above. Integrated fridge. Integrated freezer. Plumbed for automatic washing machine. Integrated dishwasher. Wine rack. Three double power points plus those concealed serving the electrical appliances. Twin aspect windows. Complimentary tiling. Half glazed Upvc door leading to the side of the property.



Kitchen:



Kitchen:



Inner hallway:

Smoke alarm.

Bedroom no.1 front double:

12'9"max x 9'9"max (3.89mmax x 2.97mmax)

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



Bedroom no.1 front double:



Bedroom no.2 rear double:

13'3" x 9'4" (4.04m x 2.84m)

Double panelled central heating radiator. Two double power points. Smoke alarm.



Bedroom no.2 rear double:



Bedroom no.2 rear double:



Bathroom:

9'9" x 4'11" (2.97m x 1.50m)

Fully tiled to compliment the white low level suite comprising: panelled bath with centre taps, pedestal wash-hand basin with mixer tap and push button low flush W.C. Tongue and grooved ceiling. Modern chrome ladder style radiator/towel rail with centre mirror. Laminate flooring.



Bathroom:



Staircase:

Spindled balustrade. Leading to:

Attic/storage space:

25'1" x 10'2" (7.65m x 3.10m)

Single panelled central heating radiator. Ceiling down-lighters. Built-in cupboards for useful storage. Storage cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply.



Attic/storage space



Exterior:

The front of the property is open plan and mainly laid to lawn with a selection of trees. The rear garden has a paved patio area and has wrought iron gates that lead to the block paved driveway. Detached brick-built garage with up-and-over door, power and light. Courtesy garden tap. Security lighting.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Garage:**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.

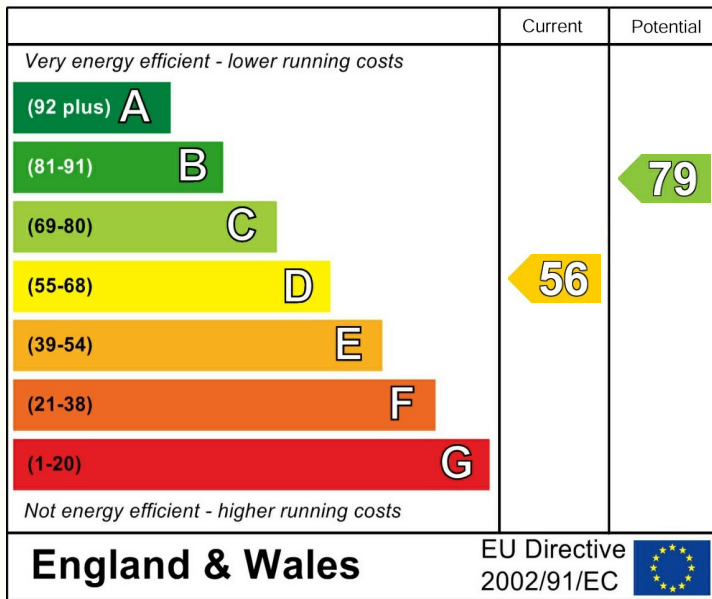
Making an offer:

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

