

**FOR
SALE**



14 CORN HILL
CONISBROUGH
DN12 2BG

REDUCED TO £199,995

- Situated on a Corner Plot
- Two Double Bedrooms
- Lounge
- Off-street Parking & Single Garage
- Council Tax Band
- Semi-detached Bungalow
- G.F.C.H & Upvc D.G
- Kitchen
- Gardens
- 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

E.MAIL: karen.myers@dunstanproperty.co.uk

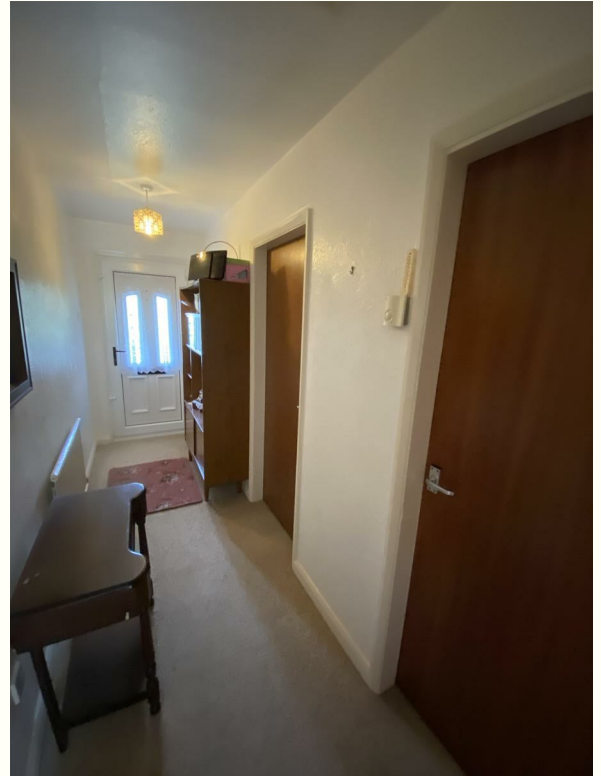


Briefly comprising:**Entrance:**

Upvc entrance door leading to:

Entrance hallway:

Single panelled central heating radiator. One single power point. Telephone point. Built-in cupboard.

**Lounge:**

15'3" x 12'0" (4.65m x 3.66m)

The focal point of this room is the Yew wood fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire. Two single panelled central heating radiators. Two double power points. One single power point. T.V aerial point. Ceiling coving. Twin aspect windows.



Lounge:



Lounge:



Kitchen:

10'6" x 7'6" (3.20m x 2.29m)

Fitted with a range of dark oak wall, and base units. Single drainer sink unit with mixer tap. Plumbed for automatic washing machine. Extractor fan with light. Double panelled central heating radiator. Two double power points. Two single power points. Wall mounted Baxi combination boiler which serves both the central heating system and the domestic hot water supply. Complimentary tiling. Upvc door leading to the rear garden.



Kitchen:



Kitchen:



Bedroom no.1 front double:

12'3" x 10'2 (3.73m x 3.10m)

Single panelled central heating radiator. Two single power points. Wall lights.



Bedroom no.1 front double:



Bedroom no.2 rear double:

10'5" x 10'2" (3.18m x 3.10m)

Single panelled central heating radiator. Two single power points.



Bathroom:

Fitted with a twin-hand grip panelled bath with shower mixer tap, rail and curtain. Pedestal wash-hand basin and push button low flush W.C. Single panelled central heating radiator. Built-in cupboard for useful storage.



Bathroom:**Exterior:**

A timber pedestrian gate leads to the spacious front garden which has a selection of mature trees and shrubs and is bounded by conifer hedging. The rear of the property has double wrought iron gates which gives vehicular access on to a flagged driveway which leads to the stone built detached single garage with up-and-over door. The enclosed rear garden is mainly laid to flags and has a selection of plants, trees and shrubs. The side of the property has a selection of well established plants, trees and shrubs and is bounded by conifer hedging. Courtesy garden tap. Security lighting.

**Exterior:**

Exterior:



Exterior:



Exterior:



Exterior:



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

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:

