

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



72 HIGHFIELD ROAD
CONISBROUGH
DN12 2DE

OFFERS AROUND £285,000

- Detached House
- G.C.H & Upvc D.G
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band D.
- Four Bedrooms
- Lounge/diner
- Family Bathroom & En-suite
- Semi-detached Garage
- 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:

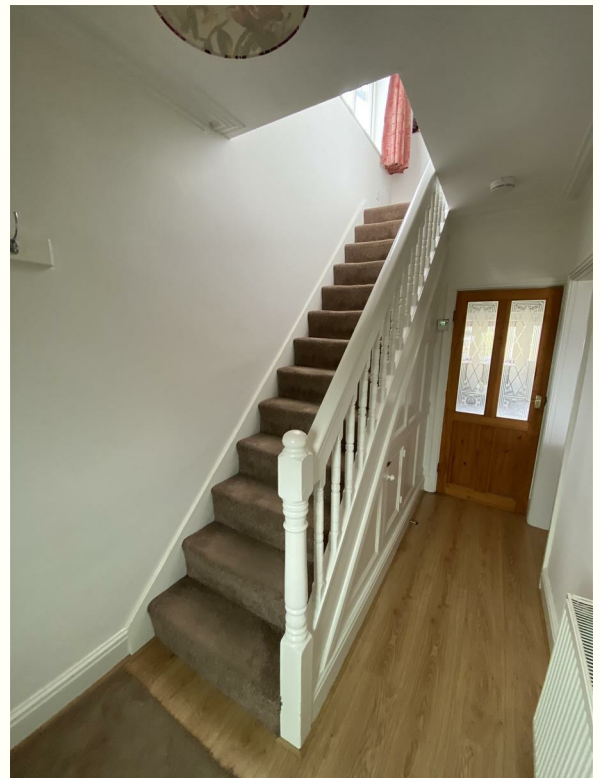
Upvc entrance door leading to:

Entrance hallway:

Spindled staircase leading off. Double panelled central heating radiator. Decorative ornate plaster ceiling coving. Smoke alarm. Under-stairs storage cupboard. Laminate flooring.



Entrance hallway:



Lounge/diner:

22'0"max x 11'9"max (6.71mmax x 3.58mmax)

Two single panelled central heating radiators. Five double power points. Ceiling rose. Ceiling coving. Laminate flooring. Double timber doors leading to:



Lounge/diner:



Lounge/diner:



Sun room:

9'8" x 7'6" (2.95m x 2.29m)

Single panelled central heating radiator. One double power point. Telephone point. Ceramic tiled floor. Upvc French doors leading to the rear garden.



Kitchen:

21'0"max x 10'5"

Fitted with a range of beech wall and base units with stainless steel pillar handles. Granite 1.1/2 bowl sink unit with mixer tap. Free-standing range electric oven with four ring gas hob and hot-plate. Plumbed for automatic washing machine. Double panelled central heating radiator. Seven double power points. One single power point. Ceiling down-lighters. Ceiling coving. Under-stairs storage cupboard. Complimentary tiling. Half glazed Upvc door leading to the rear garden.



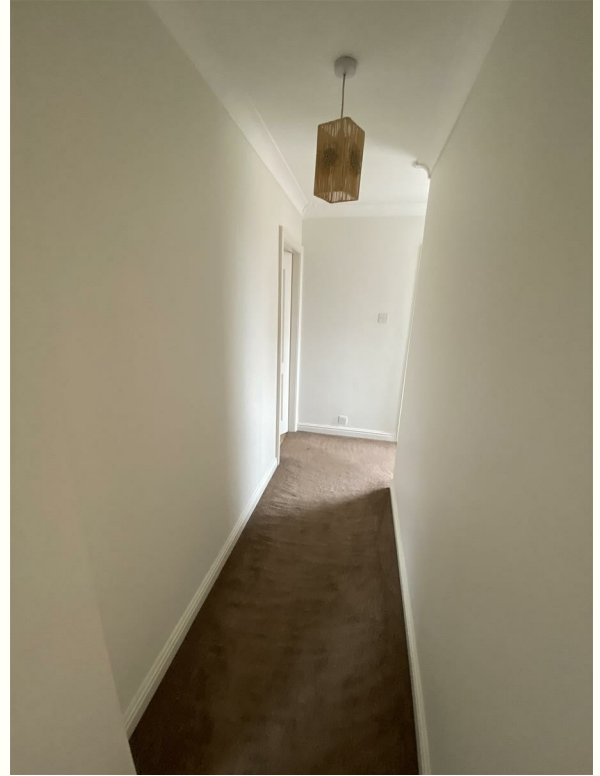
Kitchen:



Staircase:

First floor landing:

Spindled balustrade. One single power point. Loft hatch. Window allowing natural light and spectacular views of Conisbrough Castle and the surrounding open countryside.



View from landing window:



Bedroom no.1 front double:

14'7"max x 11'11"max (4.45mmax x 3.63mmax)

Single panelled central heating radiator. Three double power points. Ceiling coving. Laminate flooring.



Bedroom no.1 front double:



Bedroom no.1 front double:



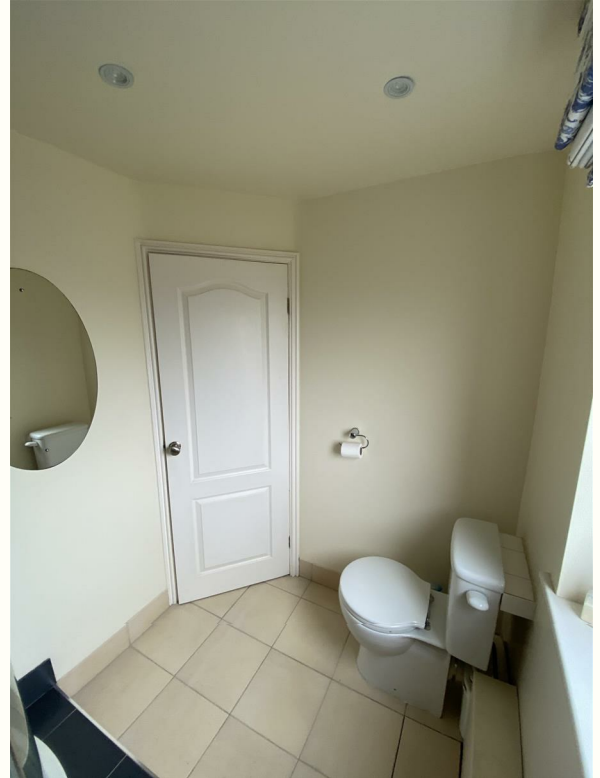
En-suite:

7'3"max x 5'6"max (2.21mmax x 1.68mmax)

Fitted with a separate glazed shower compartment with sliding doors. Cloak room wash-hand basin with mixer tap and low flush W.C. Ceiling down-lighters. Modern chrome ladder style radiator/towel rail. Ceramic tiled floor.



En-suite:



Bedroom no.2 rear double:

9'9"max x 9'3"max (2.97mmax x 2.82mmax)

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



Bedroom no.3 rear double:

9'9"max x 8'10" (2.97mmax x 2.69m)

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



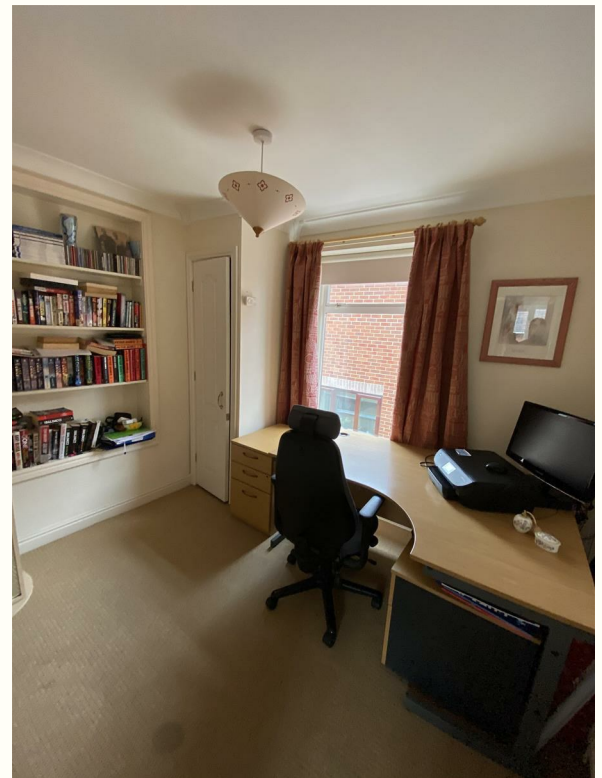
Bedroom no.3 rear double:



Bedroom no.4 side:

9'7"max x 8'2"max (2.92mmax x 2.49mmax)

Single panelled central heating radiator. Four double power points. Built-in cupboard housing the Worcester combination boiler which serves both the central heating system and the domestic hot water supply.



Family bathroom:

Fitted with a panelled bath with centre mixer tap, pedestal wash-hand basin with mixer tap and low flush W.C. Extractor fan. Ceiling coving. Complimentary wood panelling.



Exterior:

The front of the property has a concrete driveway which leads to the semi-detached garage with roller shutter door, side courtesy door, power and light. The front garden is mainly laid to pebbles and is bounded by brick walling with wrought iron railings between brick-built pillars. Adjacent to the side of the property is a wrought iron gate which gives access to the enclosed rear garden which has a flagged patio area with steps that lead to a raised area which is laid to artificial turf area, vegetable patches and is bounded by timber fencing with concrete posts. Timber garden shed. Greenhouse. Security lighting.



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 meter 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 D.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	