

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**33 ELM GREEN LANE**  
**CONISBROUGH**  
**DN12 3JA**

**REDUCED TO £135,000**

- Mid Terraced House
- Gas Central Heating
- Lounge
- Fitted Kitchen
- E.P.C Rating E
- Four Bedrooms
- Upvc D.G
- Separate Dining Room
- Rear Elevation
- Council Tax Band A

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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**Briefly comprising:**

**Entrance:**

Upvc entrance door leading to:

**Lounge**

*11'11"max x 11'10" (3.63mmax x 3.61m)*

The focal point of this room is the stone effect fire surround with slightly raised stone effect hearth. Two double panelled central heating radiators. Three double power points. Plaster ceiling rose. Ceiling coving. Laminate flooring.



**Lounge:**



**Lounge:**



**Inner hallway:**

Staircase leading off.

**Dining room:**

12'0" x 11'11" (3.66m x 3.63m)

Double panelled central heating radiator. Four double power points. Ceiling coving. Door leading to:



**Dining room:**



**Cellar:**

With power and light.

**Kitchen:**

11'11" x 7'0" (3.63m x 2.13m)

Fitted with a range of white high gloss wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. Stainless steel gas hob inset into wood effect work surfaces. Stainless steel canopy extractor fan above with light. Stainless steel splash-back. Plumbed for automatic washing machine. Four double power points. Ceiling down-lighters. Upvc door leading to the rear elevation.



**Kitchen:**



**Staircase:**

**First floor landing:**

One double power point.

**Bedroom no.1 front double:**

17'2"max x 11'11"max (5.23mmax x 3.63mmax)

Double panelled central heating radiator. Three double power points.  
Double windows.



**Bedroom no.1 front double:**



**Bedroom no.2 rear:**

12'3" x 6'8" (3.73m x 2.03m)

Double panelled central heating radiator. Two double power points. Door leading to bedroom four (attic).



**Bedroom no.2 rear:**



**Bedroom no.3 rear:**

9'1" x 7'1" (2.77m x 2.16m)

Double panelled central heating radiator. Two double power points.



**Bedroom no.3 rear:**



**Bathroom:**

10'1" x 7'1" (3.07m x 2.16m )

Fitted with a white low level suite comprising: panelled bath with centre mixer tap, pedestal wash-hand basin and push button low flush W.C. Separate glazed shower compartment housing the power shower. Modern chrome ladder radiator/towel rail. Built-in cupboard with sliding door with useful storage and housing the wall mounted combination boiler which serves both the central heating system and the domestic hot water supply.



**Bathroom:**

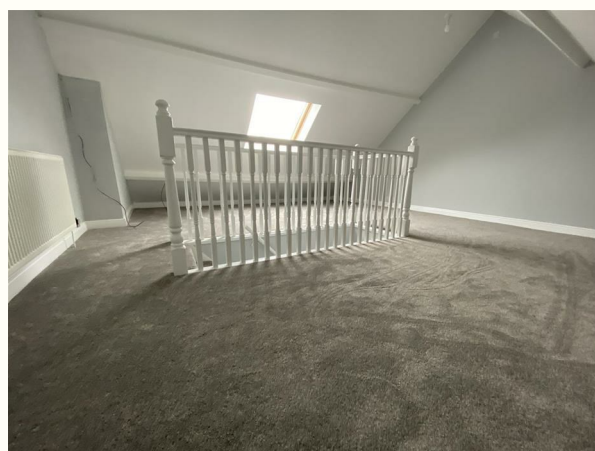


**Further stairs:**

**Bedroom no.4 attic:**

19'9" x 17'2" (6.02m x 5.23m )

Centre spindled stairwell. Double panelled central heating radiator. Three double power points. Telephone point. Timber velux window.

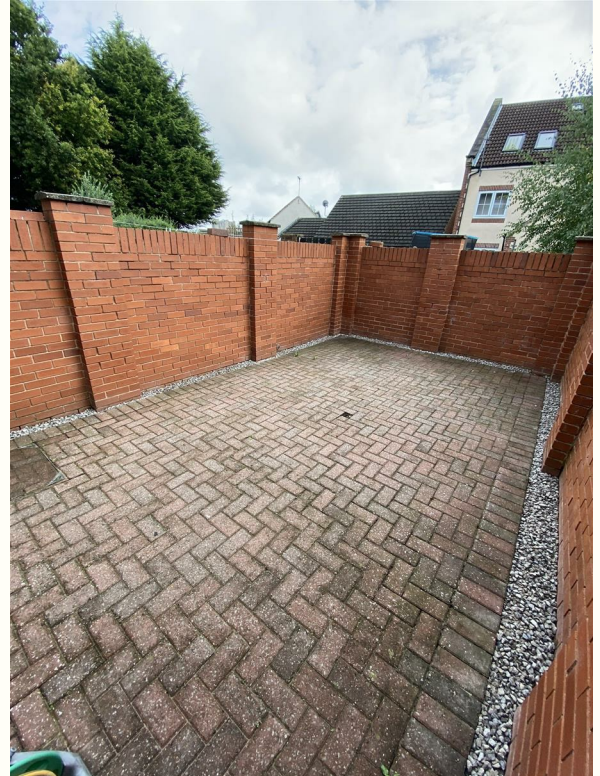
**Bedroom no.4 attic:****Exterior:**

To the front of the property there is a wrought iron pedestrian gate which gives access to the side passage and the rear elevation. The front elevation is laid to decorative pebbles and is bounded by brick walling topped with wrought iron railings. The rear elevation is laid to block paving and is bounded by brick walling. A timber pedestrian gate gives access to the side passage.





**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.

