

**FOR  
SALE**



**9 WINDGATE HILL**  
**CONISBROUGH**  
**DN12 3EH**

**OFFERS OVER £400,000**

- Detached Dormer Bungalow
- G.F.C.H & Upvc D.G
- Sun Room
- Bathroom, Ensuite and Shower Room
- E.P.C Rating D
- Four Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- Spacious Rear Garden
- Council Tax Band D

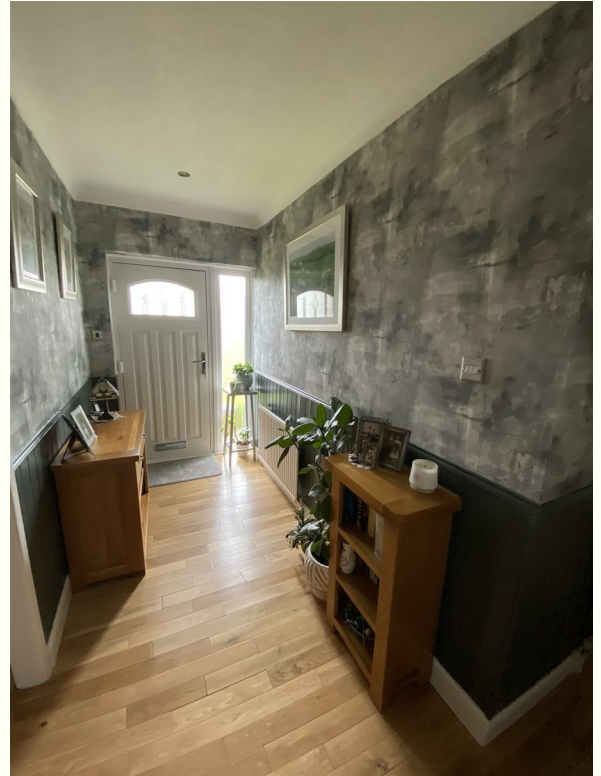
**Briefly comprising:**

**Entrance:**

Composite entrance door with matching glazed side panel leads to:

**Entrance hallway:**

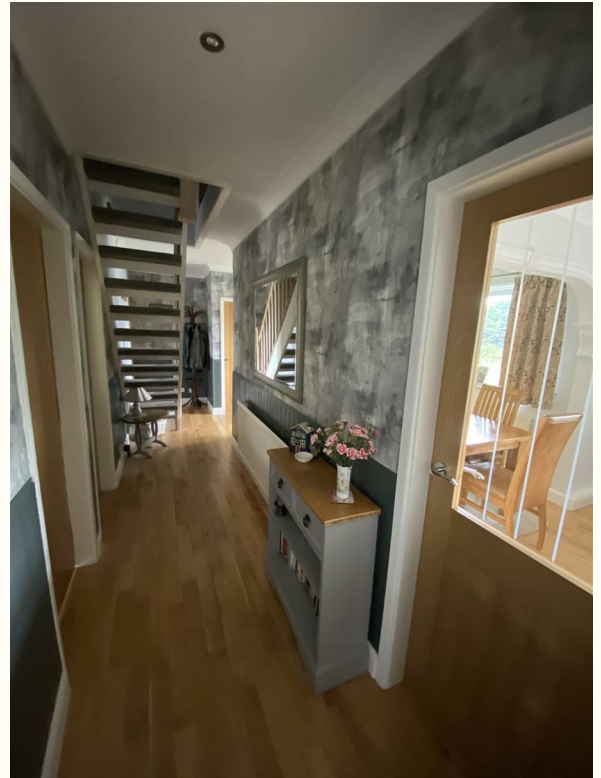
Spindled staircase leading off. Two single panelled central heating radiators. Three double power points. Ceiling coving. Ceiling down-lighters. Decorative modern wood panelling. Solid wood flooring.



**Entrance hallway:**



## Entrance hallway:



## Lounge

15'10" x 12'0" (4.83m x 3.66m)

The focal point of this room is the stone fire surround with slightly raised stone hearth housing the coal effect electric fire. Single panelled central heating radiator. Two double power points. Ceiling coving. Ceiling down-lighters. Wall lights. Solid wood flooring. Arch-way leading to:



## Lounge:



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

8'10" x 7'5" (2.69m x 2.26m)

Single panelled central heating radiator. One double power point. Ceiling coving. Ceiling down-lighters.

**Kitchen:**

12'0" x 10'9" (3.66m x 3.28m )

Fitted with a range of modern grey shaker style wall and base units with stainless steel pillar handles. White Belfast pot sink with mixer tap. Tall unit housing the Neff electric oven with tilt and slide door, microwave and grill. Five ring gas hob inset into granite work surfaces. Integrated fridge and freezer. Integrated dishwasher. Wall mounted modern radiator. Four double power points plus those concealed serving the electrical appliances. Concealed lighting. Ceiling down-lighters. Ceiling coving. Complimentary tiling. Laminate flooring. Half glazed composite door leading to the side of the property.



### Kitchen:



### Kitchen:



### Sun room:

21'5" x 9'1" (6.53m x 2.77m)

Double panelled central heating radiator. Single panelled central heating radiator. Three double power points. Window allowing natural light. Volted ceiling with velux window. Upvc French doors with matching glazed side panel leading to the rear garden. Laminate flooring.



### Sun room:



**Sun room:**



**Sun room:**



**Master bedroom rear:**

21'4" x 9'9"min (6.50m x 2.97mmin)

Fitted with a range of built-in robes with hanging rail and useful shelving. Single panelled central heating radiator. Four double power points. Volved ceiling with timber velux window. Laminate flooring.



**Master bedroom rear:**



**Master bedroom rear:**



**Master bedroom rear:**



**Master bedroom rear:**



**En-suite:**

Fully tiled and fitted with a glazed shower compartment. Vanity wash-hand basin with mixer tap and push button low flush W.C. Ceiling coving. Extractor fan. Modern chrome ladder/towel radiator. Ceramic tiled floor.



**Bedroom no.2 front double:**

11'2" x 8'6" (3.40m x 2.59m)

Single panelled central heating radiator. One double power point. One single power point. Dado rail. Laminate flooring.



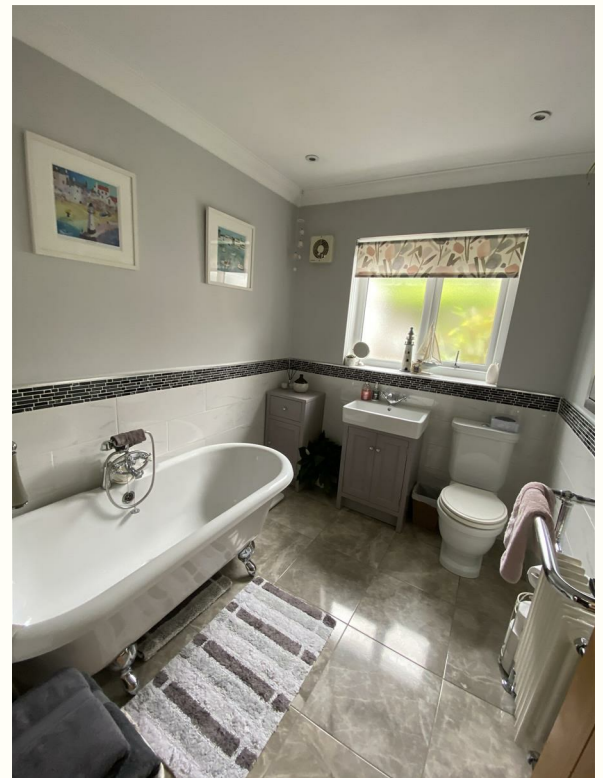
**Bedroom no.2 front double:**



**Bathroom:**

8'4" x 6'11" (2.54m x 2.11m)

Fitted with a free standing rolled top bath sat on silver feet. Vanity wash-hand basin with mixer tap and push button low flush W.C. Extractor fan. Ceiling down-lighters. Ceiling coving. School style radiator. Ceramic tiled floor. Complimentary tiling.



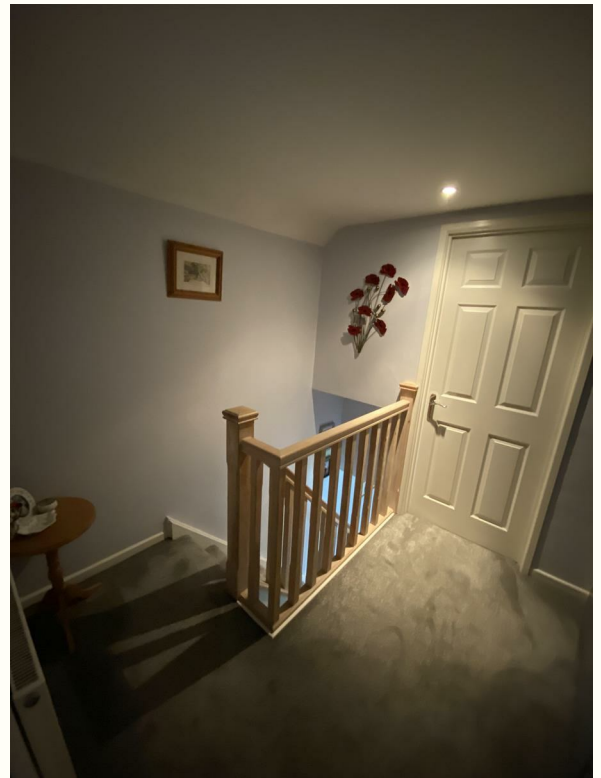
**Bathroom:**



**Staircase:**

**First floor landing:**

Spindled balustrade. Single panelled central heating radiator. Built-in cupboards for useful storage.



**First floor landing:**



**Bedroom no.3 rear double:**

*15'0"max x 10'8"max (4.57mmax x 3.25mmax)*

Single panelled central heating radiator. Two double power points. Ceiling down-lighters. Laminate flooring.



**Bedroom no.3 rear double:**



#### Bedroom no.4 rear double:

10'11" x 8'9" exc robes (3.33m x 2.67m exc robes)

Fitted with a range of beech built-in robes with hanging rail and useful storage also housing the combination boiler which serves both the central heating and the domestic hot water supply. Single panelled central heating radiator. Three double power points. Under-eaves storage. Velux window. Laminate flooring.



#### Bedroom no.4 rear double:



#### Shower room:

Fitted with a glazed quadrant shower compartment housing the power shower, vanity wash-hand basin and push button low flush W.C. Double panelled central heating radiator. Ceiling down-lighters. Velux window.



**Shower room:****Exterior:**

The front of the property has double wrought iron gates which gives vehicular access to a concrete driveway which allows ample off street parking and leads to the car-port and double garage with roller shutter door and measures approximately 17'7" x 17'4" with power, light and utility area which has a stainless steel sink and is plumbed for automatic washing machine. The front garden is laid to lawn with a selection of well established plants, trees and shrubs and is bounded by brick walling. Adjacent to the side of the property is a timber pedestrian gate which gives access to the stunning spacious rear garden which is mainly laid to lawn with borders of mature plants, trees and shrubs. The patio area is laid to Indian Sand stone paving slabs which extends to outside eating area with timber pergola. External W.C fitted with a high flush W.C. Timber garden shed. Timber summer house.

**Summer house:**

Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



**Exterior:**



**Exterior:**



**View:**



**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.

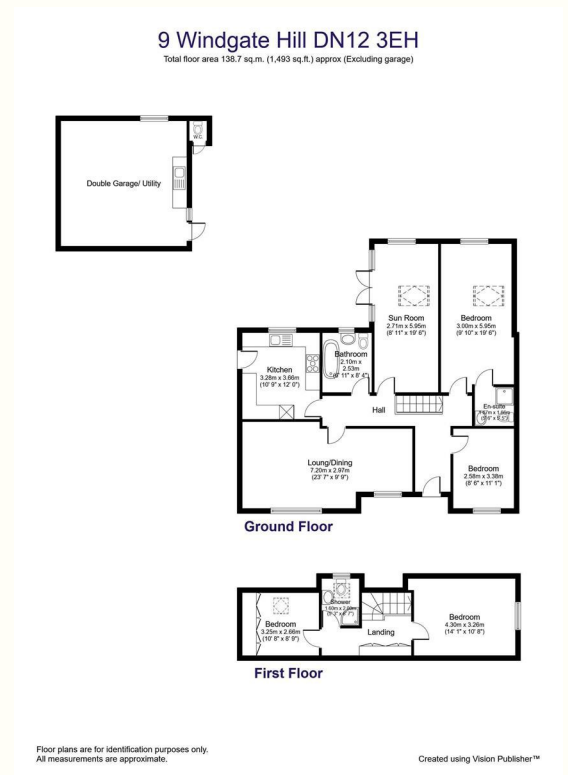
## Making an offer:

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.

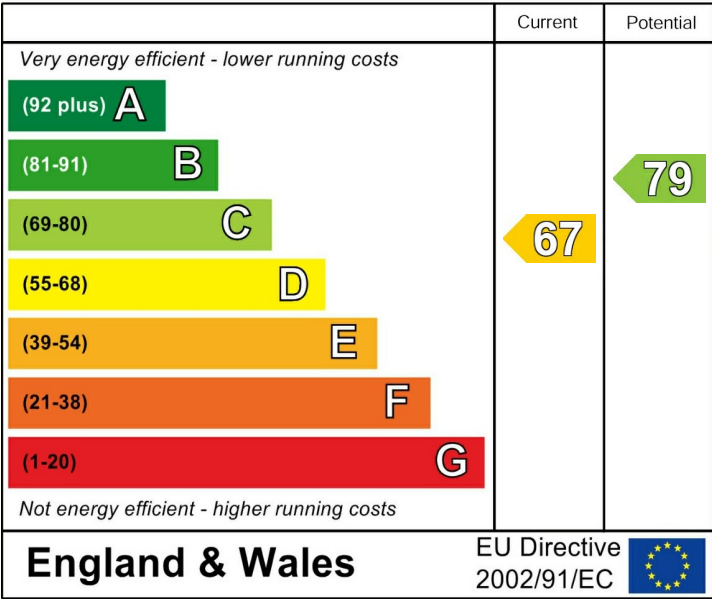
## Money laundering:

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.

### Floor-plan:



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

