

**FOR
SALE**



10 DENABY LANE
OLD DENABY
DN12 4LA

REDUCED TO £115,000

- Ground Floor Apartment
- Upvc Double Glazed
- Lounge With Spectacular Views
- Off-Street Parking
- Council Tax Band A
- Two Bedrooms
- Gas Central Heated
- Kitchen
- Private Rear Garden
- 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:

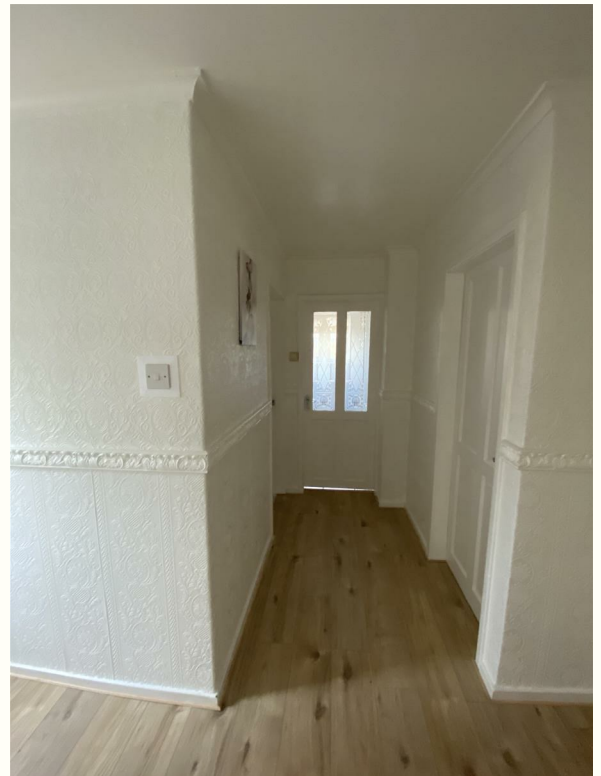
Entrance:

Upvc door leading to:



Hallway:

Dado rail. Single panelled central heating radiator. Laminate flooring. Smoke alarm. Built-in cupboard for useful storage.



Hallway:



Lounge:

16'1" max x 10'7" max (4.90m max x 3.23m max)

The focal point of the lounge is the views over open country side & pony paddock. Louis design marble fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire. Single panelled central heating radiator. Decorative dado rail & ornate ceiling coving. Two double power points. T.V Aerial point. Telephone point.



Lounge:



Kitchen:

10'6"max x10'0" max (3.20mmax x3.05m max)

Fitted with a range off Medium Oak wall and base units. Glazed wall unit for display purposes. 1 1/2 bowl stainless steel sink unit with mixer tap inset into wood effect work surfaces. Plumbed for automatic washing machine. Complimentary tiling. Two double power points. One single power point. Ceiling coving. Built-in cupboard housing the Combination boiler which serves both the central heating system and the domestic hot water supply. Single panelled central heating radiator. Storage cupboard for useful storage with window allowing natural light. Ceramic tiles to floor. Archway leads to:

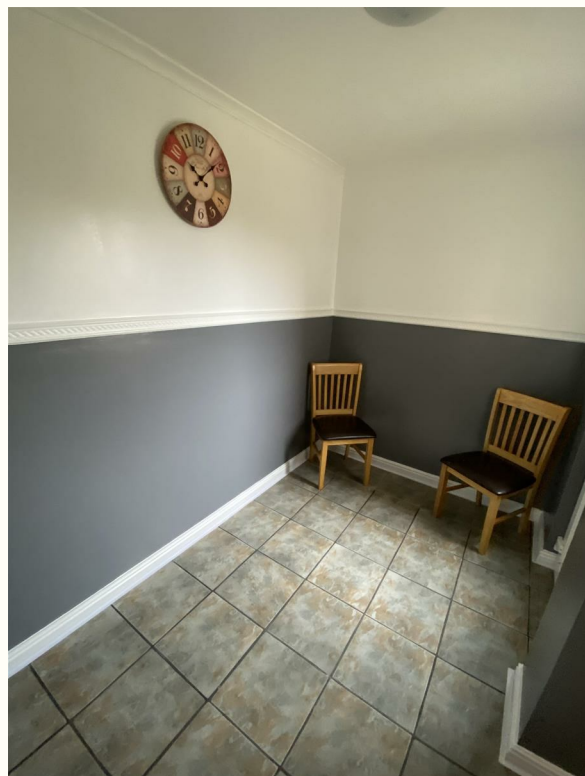
**Kitchen:****Dining room:**

29'6"26'2" x 16'4"19'8" (9'8" x 5'6")

Ceramic tiled floor. Half glazed Upvc door gives access to the rear garden. One double power point. dado rail. Ceiling coving. A further Upvc door lead to:



Dining Room:



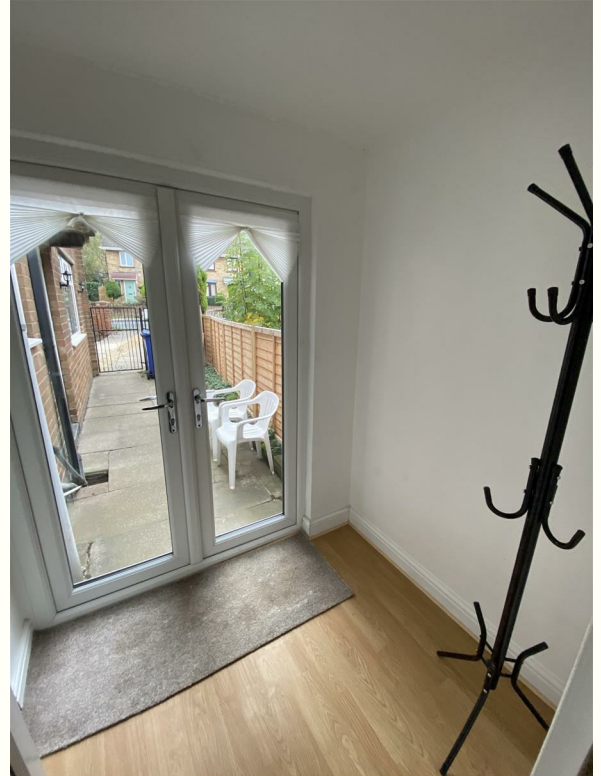
Dining Room:



Front Porch:

5'10" x 4'8" (1.78m x 1.42m)

Upvc French doors. Laminate flooring.

**Bedroom no 1: Front double**

11'5" x 11'4" max (3.48m x 3.45m max)

Fitted with a range of robes to one wall with hanging rails and shelving. Single panelled central heating radiator. Two double power points.

**Bedroom no 1:**

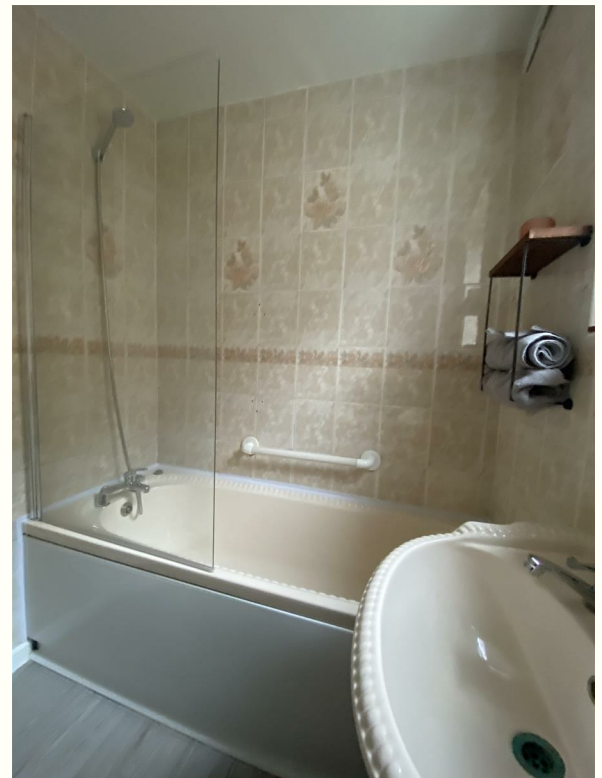
Bedroom no 1:**Bedroom no 2: rear double**

11'2" x 9'0" (3.40m x 2.74m)

Side facing window. Single panelled central heating radiator. Two double power points.

**Bathroom:**

Fully tiled to compliment the 'Champagne Rope design suite comprising; Panelled bath with mixer tap shower and glazed shower screen. Pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator.



Bathroom:



Bathroom:



Exterior:

Double wrought iron gates give vehicular access to a flagged driveway to allow off street parking. The front garden is laid to chippings for low maintenance and has a selection of well mature trees and is bounded by brick walling topped with wrought iron railings. A wrought iron pedestrian gate leads to the Front porch.

The private rear garden has a flagged patio area. Predominately laid to lawn with a decorative grey slate chipping area. Courtesy garden tap and is bounded by timber fencing with concrete post. Spectacular views over open country side and a pony paddock.



Exterior:



Exterior:



Exterior:



Exterior:**Tenure & Possession:**

The property is freehold and leasehold vacant possession will be given on completion.

Services:

Mains gas electricity and water 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 the agent.

Free Valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

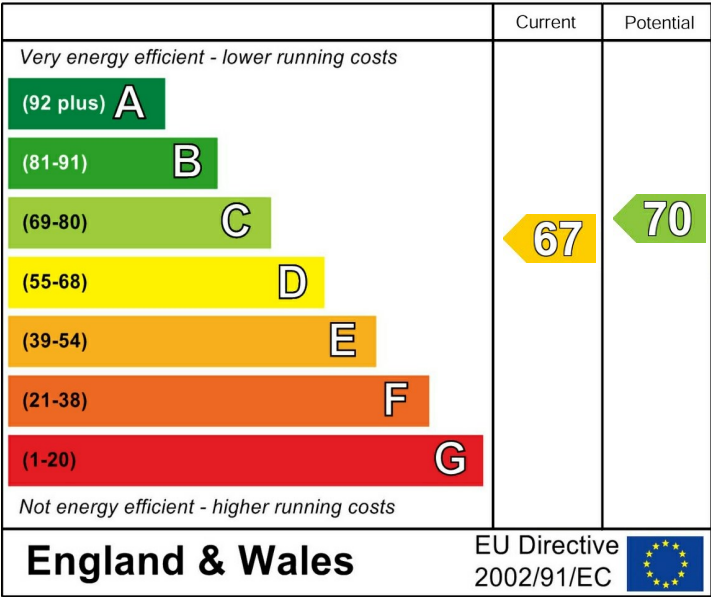
Making an Offer:

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

