

**FOR  
SALE**



**10 DEARNE STREET**  
**CONISBROUGH**  
**DN12 3EB**

**OFFERS AROUND £139,995**

- End Terraced House
- G.C.H & Upvc D.G
- Kitchen
- Bathroom
- E.P.C Rating D
- Three Bedrooms
- Lounge
- Cellar (currently used as an office)
- Rear Elevation
- Council Tax Band A

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**Briefly comprising:**

**Entrance:**

**Lounge**

14'10"max x 12'1"max (4.52mmax x 3.68mmax)

The focal point of this room is the decorative recess to chimney breast with slightly raised hearth and solid wood mantel. Double panelled central radiator. Three double power points. Decorative plaster ceiling coving. Laminate flooring.



**Lounge:**



**Lounge:**



**Inner hallway:**

Door leading to:

**Cellar/office:**

14'8"max x 11'11"max (4.47mmax x 3.63mmax)

Double panelled central heating radiator. Three double power points. Ceiling down-lighters. Built-in cupboards for useful storage.



**Cellar/office:**



**Cellar/office:**





### Kitchen:

12'1" x 10'8" (3.68m x 3.25m)

Fitted with a range of cream wall and base units. Further glazed wall units for display purposes. 1.1/2 bowl acrylic sink unit with mixer tap. Built-under Whilpool electric oven. Belling gas hob inset into wood effect work surfaces. Plumbed for automatic washing machine. Plumbed for dishwasher. Three double power plus those concealed serving the electrical appliances. Spot lights. Smoke alarm. Ceiling beams. Wall unit housing the wall mounted boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling. Tiled floor. Half glazed Upvc door leading to the rear elevation.



### Kitchen:



### Kitchen:



## Kitchen:



## Staircase:

Smoke alarm.

## First floor landing:

Ceiling coving. Smoke alarm.

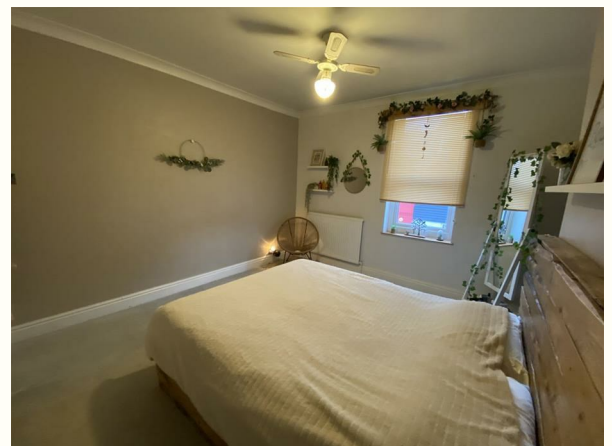
## Bedroom no.1 front double:

14'10"max x 12'0"max (4.52mmax x 3.66mmax)

Single panelled central heating radiator. Two double power points. Ceiling fan/light. Ceiling coving.



## Bedroom no.1 front double:



**Bedroom no.1 front double:**



**Bedroom no.2 rear:**

*10'8"max x 6'10"max (3.25mmax x 2.08mmax)*

Single panelled central heating radiator. One double power point. Ceiling coving. Built-in cabin bed with useful shelving. Built -in cupboard for useful storage.



**Bedroom no.2 rear:**



### Bedroom no.2 rear:



### Bathroom:

7'6" x 4'11" (2.29m x 1.50m)

fully tiled to compliment the white panelled bath, pedestal wash-hand basin and push button low flush W.C. Triton electric shower over bath with folding glazed shower screen. Single panelled central heating radiator. Ceiling coving. Window allowing natural light. Ceramic tiled floor.



### Further stairs

Leading to:

### Bedroom no.3 attic:

16'0"max x 12'1"max (4.88mmax x 3.68mmax)

Centre spindled stairwell. Single panelled central heating radiator. One double power point. Timber double glazed velux window.





Bedroom no.3 attic:



Bedroom no.3 attic:



Bedroom no.3 attic:



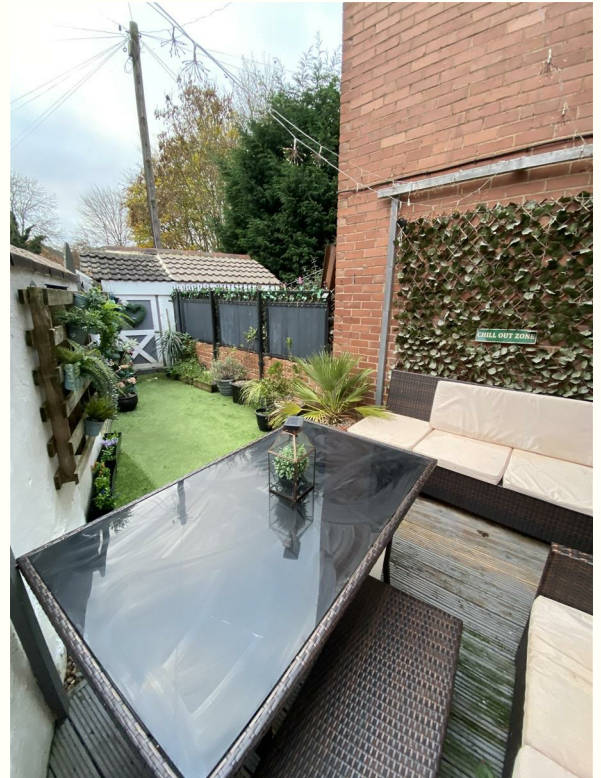


**Exterior:**

The enclosed and private rear garden is laid to artificial turf with a raised decked area and is bounded by brick walling. Timber pedestrian gate. Courtesy garden tap. Brick-built garden store.

**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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>56</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	