

**FOR  
SALE**



**31 OAK GROVE**  
**CONISBROUGH**  
**DN12 2HL**

**OFFERS AROUND £119,995**

- Semi-detached House
- Gas Central Heating
- Lounge
- Bathroom
- E.P.C Rating D.
- Three Bedrooms
- Upvc Double Glazing
- Kitchen/diner
- Front & Rear Gardens
- Council Tax Band A

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

Upvc half glazed entrance door with half glazed matching side panel leading to:

**Entrance hallway:**

Spindled staircase leading off. Single panelled central heating radiator. Under-stairs storage cupboard.



**Lounge:**

*13'3"max x 12'8"max (4.04mmax x 3.86mmax)*

The focal point of this room is the stone fire surround with slate back plate, slightly raised slate hearth with timber mantel housing the coal effect electric fire. Single panelled central heating radiator. One double power point. One single power point.

**Lounge:****Kitchen/diner:**

*13'7" x 12'7"max (4.14m x 3.84mmax )*

Fitted with a range of cream shaker style wall and base units with stainless steel handles. Single drainer stainless steel sink unit with mixer tap. Two single power points. Tiled fire surround housing the coal effect electric fire. Single panelled central heating radiator.





### Kitchen/diner:



### Kitchen/diner:



### Utility room:

10'2" x 6'0" (3.10m x 1.83m)

Two double power points. Built-in cupboard housing the wall mounted Ideal combination boiler which serves both the central heating system and the domestic hot water supply. Half glazed Upvc door leading to the rear garden.



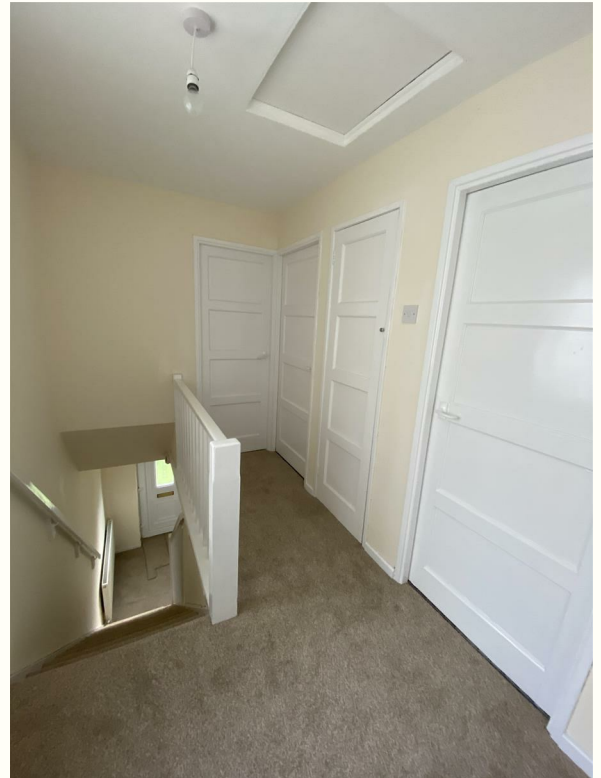
**Utility room:**



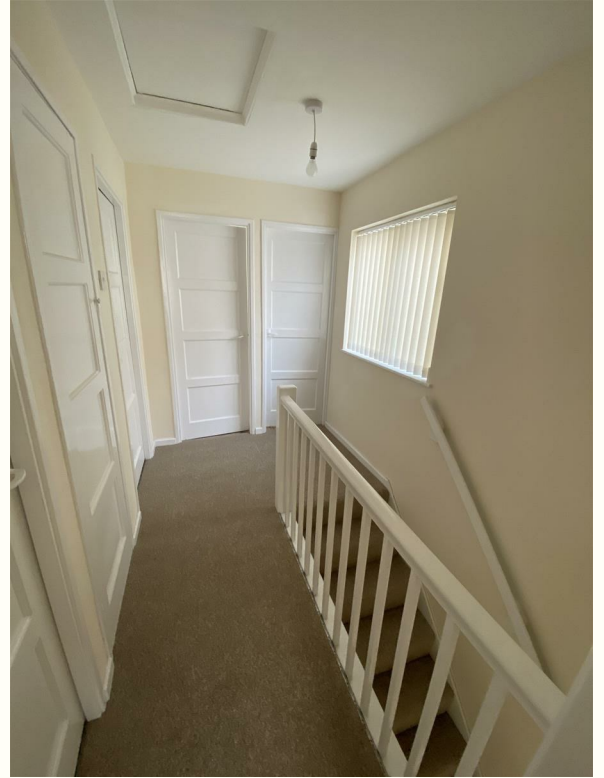
**Staircase:**

**First floor landing:**

Spindled balustrade. Built-in cupboard for useful storage. Window allowing natural light. Loft hatch.



### Landing:



### Bedroom no.1 front double:

12'10" x 11'5" (3.91m x 3.48m)

Single panelled central heating radiator. One double power point. One single power point. Built-in cupboard with hanging rail and shelving.



### Bedroom no 1;



**Bedroom no.2 rear double:**

12'9"max x 9'9"max (3.89mmax x 2.97mmax )

Single panelled central heating radiator. One single power point. Built-in cupboard for useful storage.

**Bedroom no 2;****Bedroom no.3 front:**

8'6" x 8'3" (2.59m x 2.51m)

Single panelled central heating radiator. One single power point.

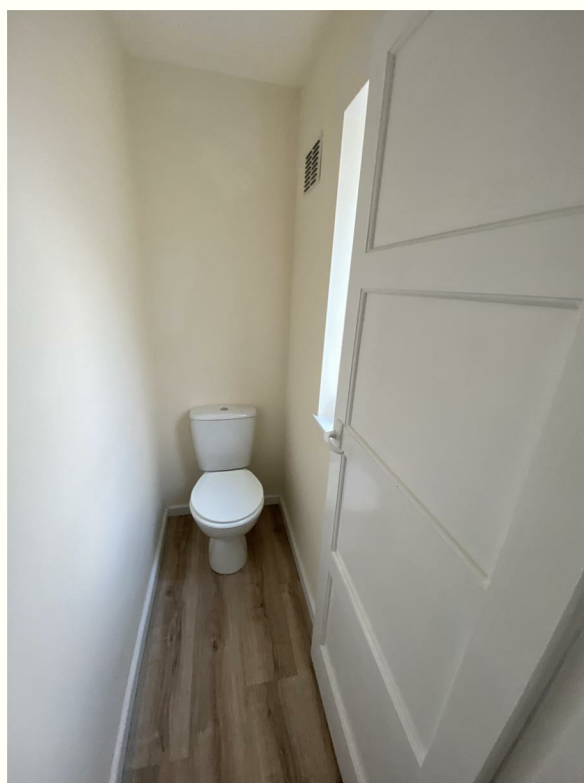


**Bedroom no 3:**



**Separate W.C:**

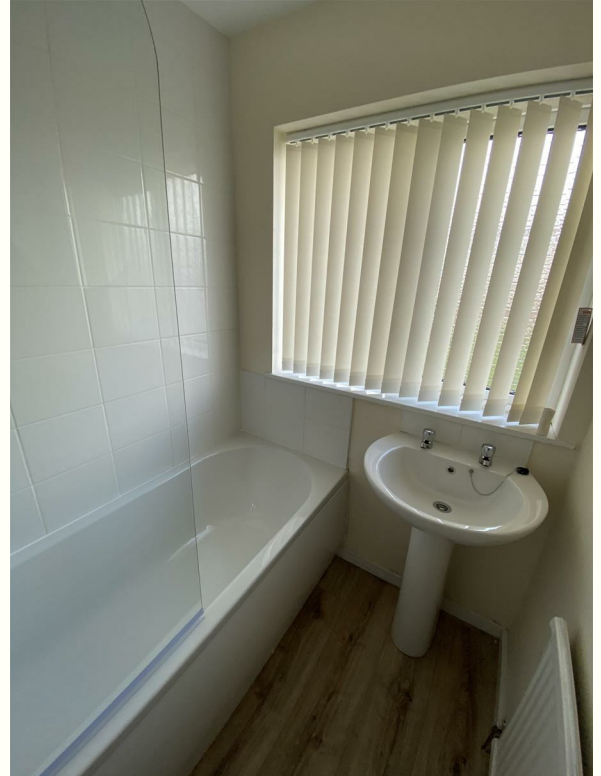
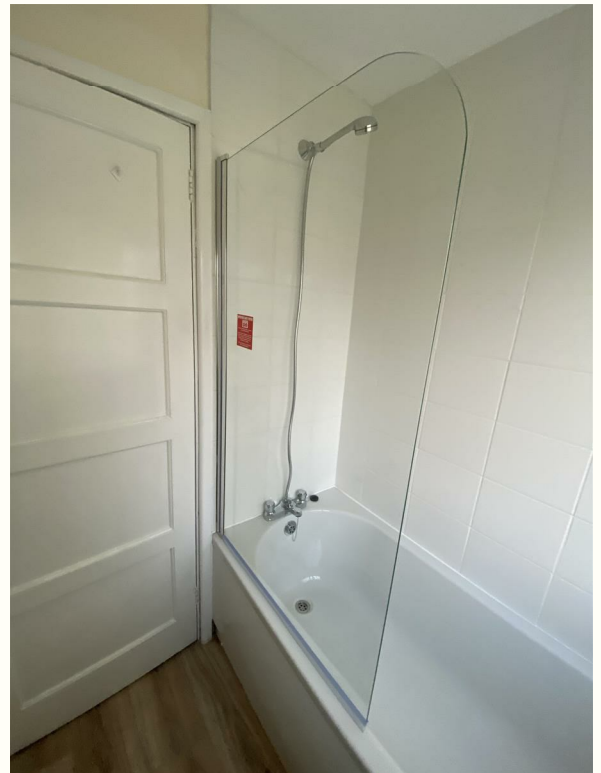
Fitted with a low flush push button W.C. Window allowing natural light.





**Bathroom:**

Panelled bath with with shower mixer tap and glazed shower screen.  
Pedestal wash-hand basin. Single panelled central heating radiator.

**Bathroom:**

### Exterior:

A shared pedestrian footpath leads to the front garden which is mainly laid to lawn with a selection of well established plants and shrubs and is bounded by timber fencing with concrete posts. The pedestrian footpath extends past the side of the property to the private and enclosed rear garden which is predominately laid to lawn and is bounded by timber fencing with concrete posts. Timber garden shed. Concrete garden store. Courtesy garden tap.



### Exterior;



### 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 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.

