

**FOR  
SALE**



**20 RYE CROFT**  
**CONISBROUGH**  
**DN12 2BD**

**OFFERS AROUND £199,995**

- Semi-detached Bungalow
- G.C.H & Upvc D.G
- Kitchen
- Private Rear Garden
- Council Tax Band B
- Two Double Bedrooms
- Lounge
- Fully Tiled Bathroom
- Off-street Parking & Garage
- E.P.C Rating D

**Briefly comprising:****Entrance:**

Composite door leading to:

**Entrance porch:**

Single panelled central heating radiator. Telephone point. Built-in cupboard housing the Worcester combination boiler which serves both the central heating system and the domestic hot water supply.

**Lounge:**

*15'11"max x 15'5"max (4.85mmax x 4.70mmax)*

The focal point of this room is the Oak fire surround with marble back plate and slightly raised marble hearth housing the coal effect electric fire with brass trim and fender. Single panelled central heating radiator. Two double power points. Two single power points. T.V aerial point. Ceiling coving

**Lounge;**

**Lounge:****Lounge:****Kitchen:**

11'1" x 7'2" (3.38m x 2.18m)

Fitted with a range of Beech wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit. Tall unit housing the electric oven. Stainless steel gas hob inset into granite effect work surfaces. Stainless steel chimney style extractor fan with light above. Plumbed for automatic washing machine. Plumbed for dishwasher. Concealed lighting. Single panelled central heating radiator. Four double power points plus those concealed serving the electrical appliances. Complimentary tiling. Laminate flooring. Upvc stable style door leading to the side of the property.



**Kitchen:**

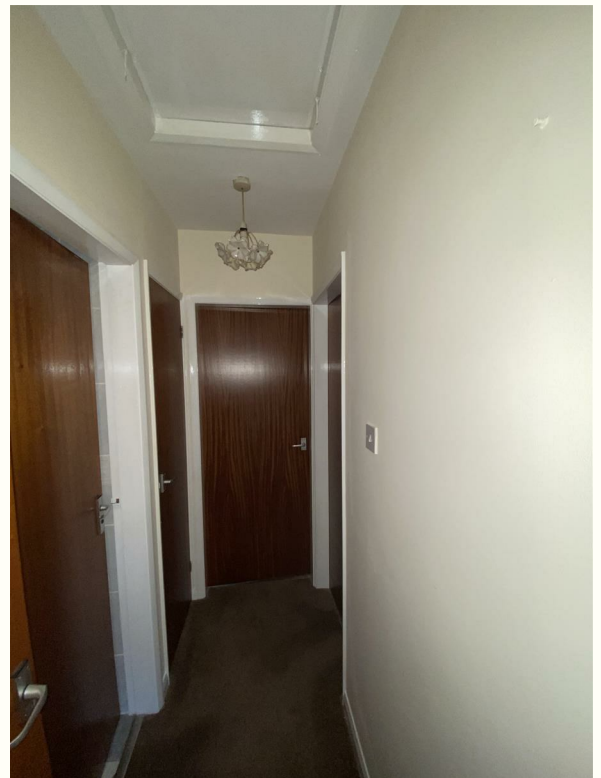


**Kitchen:**



**Inner hallway:**

Built-in cupboard for useful storage. Loft hatch.



**Bedroom no.1 rear double:**

11'7" x 11'6" (3.53m x 3.51m)

Single panelled central heating radiator. Two single power points. Ceiling coving.

**Bedroom no.2 rear double:**

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

Single panelled central heating radiator. Two single power points. Telephone point. Ceiling coving.

**Bedroom no 2:**

### Bathroom:

7'10"max x 7'5"max (2.39mmax x 2.26mmax)

Fully tiled to compliment the white low level suite comprising: panelled bath with shower mixer tap, pedestal wash-hand basin with mixer tap and push button low flush W.C. Separate shower compartment housing the electric shower. Modern chrome ladder style radiator/towel rail. Ceramic tiled floor.



### Bathroom:



### Exterior:

The front of the property is open plan and predominately laid to lawn. A wrought iron gate to the side of the property leads to the private and enclosed rear garden which is mainly laid to lawn with a flagged patio area and a selection of well established plants, trees, shrubs and is bounded by timber fencing with concrete posts. Courtesy garden tap. A concrete driveway allows off-street parking and leads to the brick-built garage with tiled roof, up-and-over door, power and light.



### Exterior:



### Exterior:



**Exterior:**



**Exterior;****Exterior:****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 B.

**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.

**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>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	