

**FOR
SALE**



17 CORN HILL
CONISBROUGH
DN12 2BH

OFFERS AROUND £275,000

- Detached Bungalow
- G.C.H & Upvc D.G
- Kitchen
- Gardens
- E.P.C. Rating D
- Three Bedrooms
- Lounge
- Bathroom
- Off-street Parking & Garage
- Council Tax Band C

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Briefly comprising:

Entrance:

Upvc door with matching glazed side panel leads to the:

Kitchen:

18'5"max x 12'2"max (5.61mmax x 3.71mmax)

Fitted with a range of oak wall and base units. Further glazed units for display purposes. Cream 1.1/2 bowl acrylic sink unit with mixer tap. Built-under electric oven. Gas hob inset into granite effect work surfaces. Canopy extractor fan with light. Single panelled central heating radiator. Four double power points. One single power point plus those concealed serving the electrical appliances. Dado rail. Complimentary tiling. Karndean flooring.



Kitchen:



Kitchen:



Kitchen:



Kitchen:



Lounge:

17'9"max x 16'7" (5.41mmax x 5.05m)

The focal point of this room is the stone effect fire surround with slightly raised stone hearth housing the coal effect gas fire. Double panelled central heating radiator. Single panelled central heating radiator. Three double power points. One single power point. T.V aerial point. Ceiling coving. Picture rail. Dado rail. Wall lights.



Lounge:



Lounge:



Inner hallway:

One single power point. Picture rail. Dado rail. Loft hatch. Smoke alarm.



Bedroom no.1 rear double:

12'2" x 10'3" (3.71m x 3.12m)

Single panelled central heating radiator. Two single power points. Ceiling Dado rail. Picture rail. Sliding patio door leading to the conservatory.

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

11'1" x 10'3" (3.38m x 3.12m)

Fitted with a range of built-in robes. Single panelled central heating radiator. Two double power points. One single power point.



Bedroom no.2 rear double:



Bedroom no.3 side:

9'11" exc robes x 8'2" (3.02m exc robes x 2.49m)

Fitted with a range of built-in robes. Single panelled central heating radiator. Two double power points. Ceiling coving. Picture rail.



Bedroom no.3 side:



Conservatory

21'6" x 8'3" (6.55m x 2.51m)

Wall mounted electric heater. One double power point. Wall lights. Upvc sliding door leading to the rear garden.



Conservatory:



Bathroom:

Fitted with a twin hand-grip panelled bath with mixer tap, pedestal wash-hand basin with mixer tap and low flush W.C. Separate glazed shower compartment housing the electric shower. Extractor fan.

Tongue & grooved ceiling. Built-in cupboard housing the Baxi combination boiler which serves both the central heating system and the domestic hot water supply. Double windows. Complimentary tiling. Ceramic tiled floor.



Bathroom:**Bathroom:****Exterior:**

A block paved driveway to the front of the property allows off-street parking and leads past the side of the property through wrought iron gates to a stone built single detached garage with up-and-over door. The front garden is mainly laid to lawn and is bounded by hedging. The private and enclosed rear garden is predominately laid to lawn and is bounded by timber fencing with concrete posts. Security lighting.



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 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 C.

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:

