

**FOR  
SALE**



**4 RAVENFIELD COURT**  
**CONISBROUGH**  
**DN12 3BF**

**OFFERS AROUND £185,000**

- Mid Town House
- G.C.H & Upvc D.G
- Dining Room
- Family Bathroom & En-suite
- E.P.C Rating C
- Three Bedrooms
- Lounge
- Conservatory
- Private Rear Garden & Off-street Parking
- Council Tax Band B

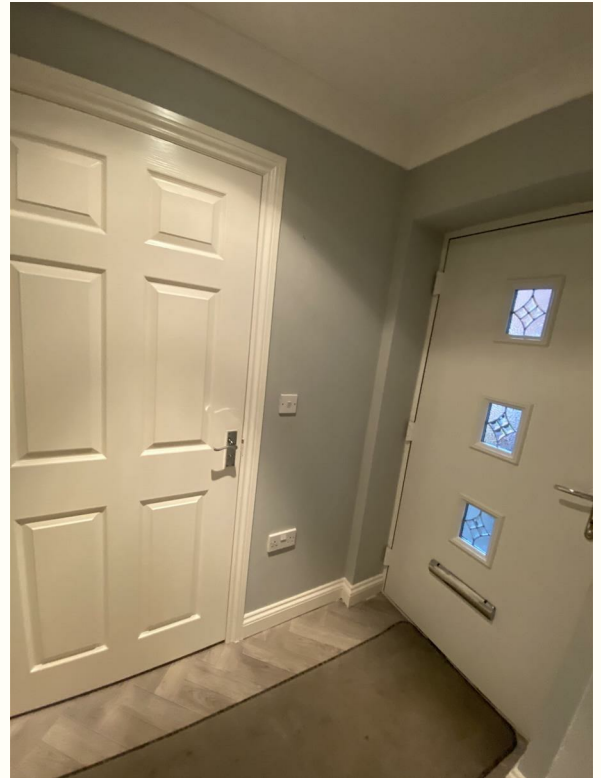
GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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**Briefly comprising;**

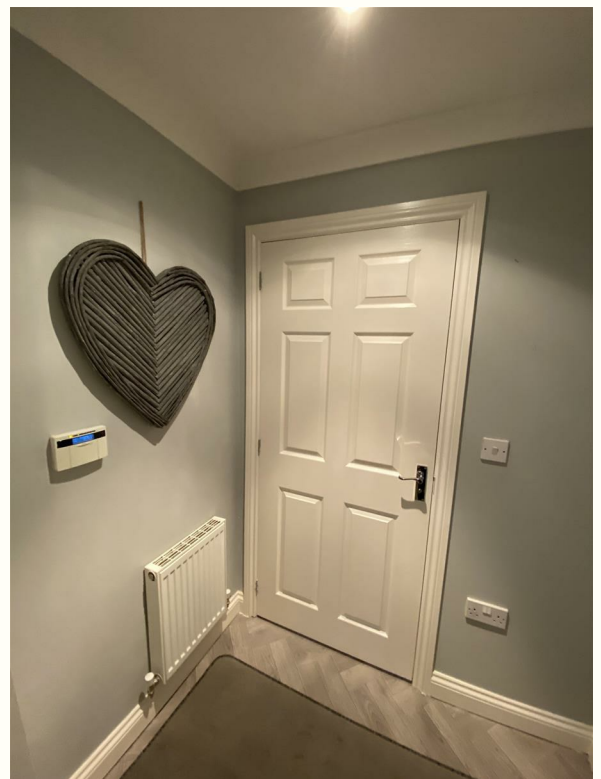
**Entrance:**

Composite door leading to:



**Entrance hallway**

Single panelled central heating radiator. One double power point. Ceiling coving. Down-lighter.





### Cloak room:

Fitted with a vanity wash-hand basin with mixer tap and push button low flush W.C. Single panelled central heating radiator. Ceiling coving. Ceiling down-lighter. Window allowing natural light.



### lounge:

14'0" x 12'8" (4.27m x 3.86m)

Spindled staircase leading off. Double panelled central heating radiator. Triple power point. Two double power points. One single power point. Ceiling coving. Smoke alarm.



### Lounge:





### Dining area:

10'4 x 7'4 (3.15m x 2.24m)

Double panelled central heating radiator. Two double power points. Ceiling coving. Under-stairs storage cupboard. High gloss ceramic tiled floor.



### Dining area:



### Kitchen:

10'4" x 6'1" (3.15m x 1.85m)

Fitted with a range of grey wall and base units with stainless steel pillar handles. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven. Gas hob inset into marble effect work surfaces. Plumbed for automatic washing machine. Two double power points. One single power point plus those concealed serving the electrical appliances. Cooker point. Ceiling down-lighters. Ceiling coving. Complimentary tiling. Ceramic high gloss floor.





**Kitchen:**



**Conservatory:**

12'6" x 9'4" (3.81m x 2.84m)

Single panelled central heating radiator. Two double power points. Ceramic high gloss floor. Upvc doors leading to the rear garden.



**Conservatory:**





**Conservatory:**



**Staircase:**

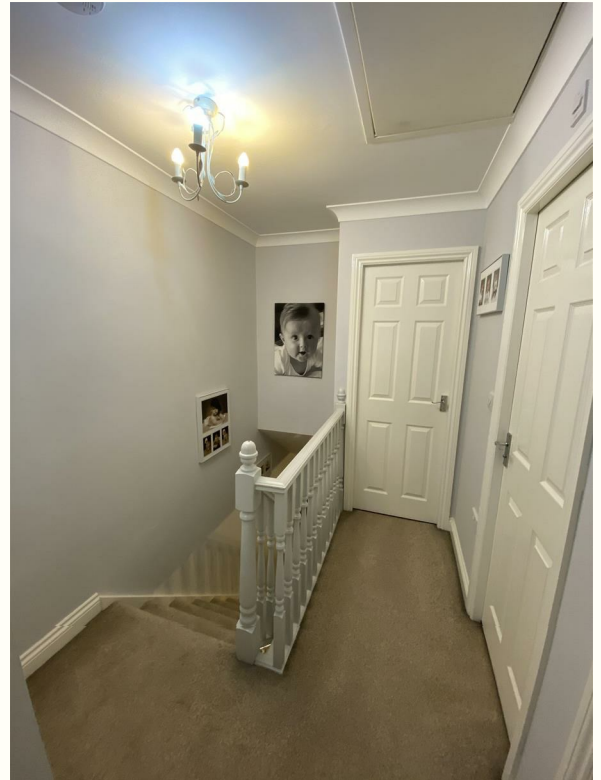
**First floor landing:**

Single panelled central heating radiator. One double power point. Loft hatch leading to the partly boarded loft with ladder and houses the combination boiler which serves both the gas central heating system and the domestic hot water supply.





**First floor landing:**



**Master bedroom front:**

*11'8" x 10'4"max (3.56m x 3.15mmax )*

Fitted with a double robe with hanging rail and shelving. Three double power points. Built-in cupboard for useful storage.



**Master bedroom:**



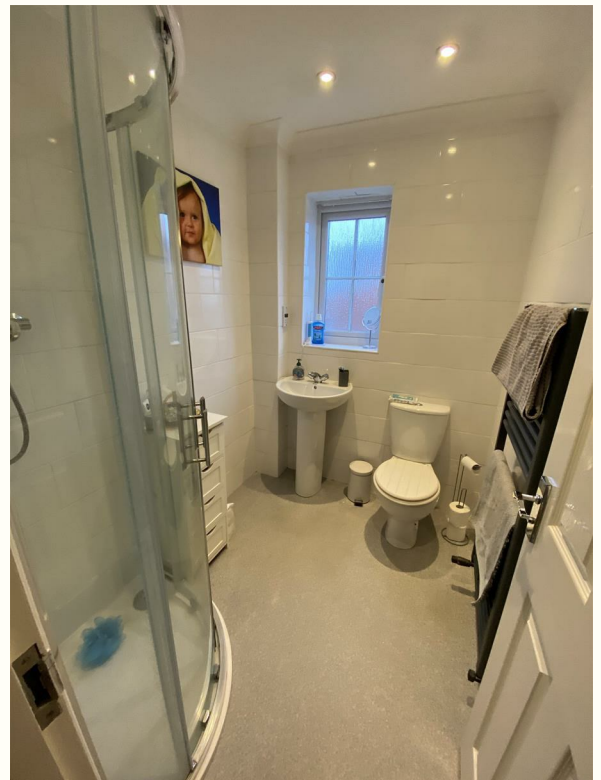


### Master bedroom:



### En-suite:

Fully tiled to compliment the quadrant glazed shower compartment housing the power shower. Pedestal wash-hand basin with mixer tap and push button low flush W.C. Modern ladder style radiator/towel rail. Ceiling down-lighters. Extractor fan. Window allowing natural light.



### Bedroom no 2 rear double:

9'1" x 7'3" (2.77m x 2.21m )

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



### Bedroom no.3 rear:

7'0" x 6'2"max (2.13m x 1.88mmax)

Single panelled central heating radiator. One double power point.



**Bathroom:**

Fitted with a twin hand grip panelled bath, pedestal wash-hand basin and push button low flush W.C. Chrome ladder style radiator/towel rail. Ceiling down-lighters. Ceiling coving. Extractor fan. Complimentary tiling.

**Exterior:**

The front of the property is open plan and laid to tarmac which allows off-street parking. A timber gate adjacent to the side of the property leads to the private and enclosed rear garden which is mainly laid to lawn with a decked patio area and is bounded by brick walling. Security lighting.





**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 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 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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	