

**FOR
SALE**



11 ELM GREEN LANE
CONISBROUGH
DN12 3JA

OFFERS AROUND £99,995

- Mid Terraced House
- Gas Central Heating
- Lounge
- Bathroom
- Council Tax Band A
- Three Bedrooms
- Part Upvc D.G
- Kitchen
- Rear Elevation
- E.P.C Rating C

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Briefly comprising:**Entrance:**

Upvc entrance door leading to:

Lounge:

12'11" 11'11" (3.94m 3.63m)

The focal point of this room is the pine fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire with brass trim and fender. Two double power points. T.V aerial point. Ceiling coving.

**Lounge:****Inner hallway:**

Staircase leading off.

Kitchen:

11'11" x 11'3" (3.63m x 3.43m)

Fitted with a range of beech wall and base units. Single drainer stainless steel sink unit with mixer tap. Built under electric oven. Gas hob inset in to granite effect work surfaces. Canopy extractor fan with light above. Single panelled central heating radiator. Three double power points. Two single power points. Plumbed for automatic washing machine. Complimentary tiling. Timber door leading to:



Kitchen:**Lean -to:**

One double power point. Ceramic tiled floor. Upvc door leading to the rear elevation.

**Cellar:**

Power and light.

Staircase:**First floor landing:**

One single power point.

Bedroom no.1 front double:

10'7"min x 8'9" (3.23min x 2.67m)

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



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

11'11" x 6'7" (3.63m x 2.01m)

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

**Bathroom:**

Fitted with a white panelled bath, vanity wash-hand basin and push button low flush W.C. Electric shower over bath with rail. Wall mounted radiator. Complimentary tiling. Ceramic tiled floor.

**Further stairs:**

Dog-leg staircase leading to:

Bedroom no.3 attic:

10'10" x 9'7" (3.30m x 2.92m)

Single panelled central heating radiator. Two single power points. Ceiling fan/light. Timber velux window.

**Bedroom no.3 attic:****Exterior:**

The front of the property has a shared pedestrian footpath. The rear elevation is accessed across the neighbouring property through a wrought iron pedestrian and is laid to flags.



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.

