

**FOR
SALE**



31 WOOD VIEW
CONISBROUGH
DN12 2BJ

OFFERS AROUND £279,995

- Extended Detached Stone Bungalow
- Three Bedrooms
- Lounge & Separate Dining Room
- Private front & rear Gardens
- EPC Rating D
- Brand New Roof & Cul-De-Sac Location
- G.C.H & Upvc Double Glazing
- Kitchen
- Extended Single Garage
- Council Tax Band C

briefly comprising:

Entrance:

Composite entrance door leading to:

Kitchen:

21'3"min x 11'6"max (6.48mmin x 3.51mmax)

Fitted with a range of wall and base units. Further glazed units for display purposes. Cream acrylic 1.1/2 bowl sink unit with mixer tap. Tall unit housing the electric oven. Electric hob inset into wood effect work surfaces. Three double power points. Further double power point with usb port. One single power point with usb port plus those concealed serving the electrical appliances. Plumbed for automatic washing machine. Plumbed for dishwasher. Free standing boiler which serves both the central heating system and the domestic hot water supply. Ceiling coving. Complimentary tiling.



Kitchen:



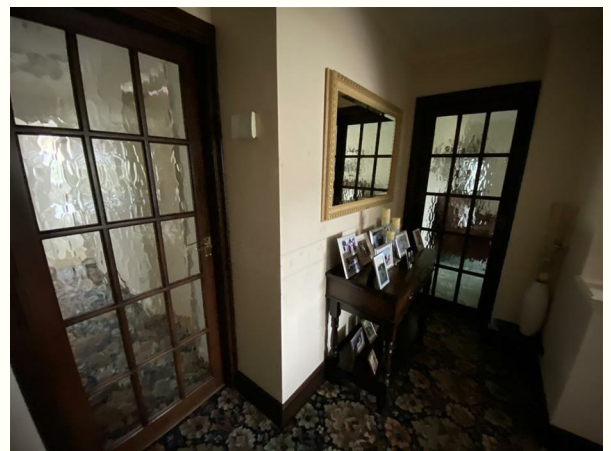
Kitchen:



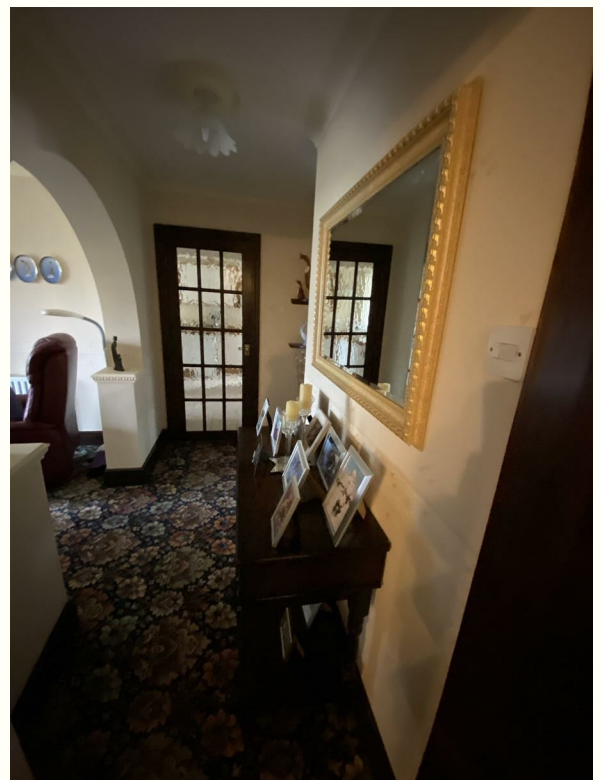
Kitchen:



Hallway:



Hallway:



Dining room:

15'3"max x 11'10" (4.65mmax x 3.61m)

Two double panelled central heating radiators. Three double power points. Telephone point. Ceiling coving. Plaster ceiling rose. Wall lights. Sliding patio doors leading to the front garden



Dining room:



Lounge:

19'11"max x 13'3"max (6.07mmax x 4.04mmax)

The focal point of this room is the Mahogany fire surround with marble back plate and slightly raised marble hearth housing the coal effect electric fire. Double panelled central heating radiator. Three double power points. T.V aerial point. Wall lights. Picture light. Bow window.

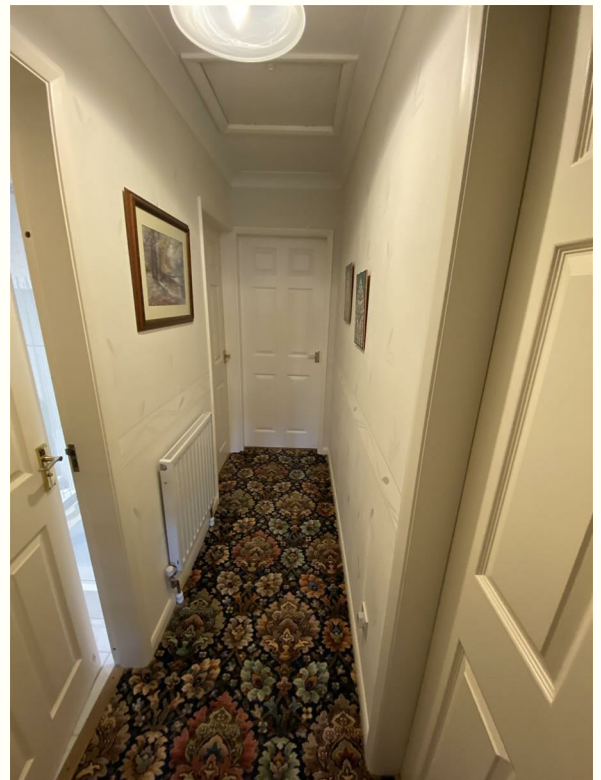


Lounge:

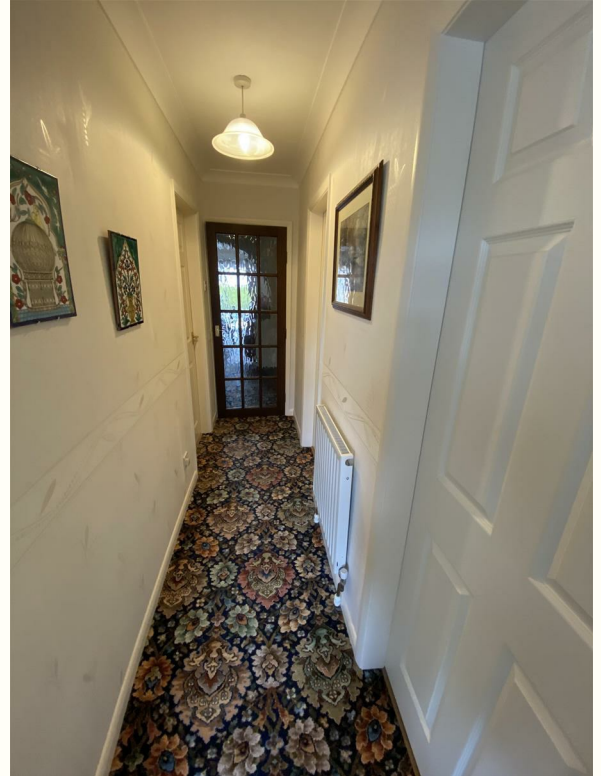


Inner hallway:

Single panelled central heating radiator. One single power point. Ceiling coving.



Inner hallway:



Bedroom no.1 front double:

9'10 x 9'0"exc robes (3.00m x 2.74mexc robes)

Fitted with a range pf mirrored front built-in robes with hanging rail and useful shelving. Single panelled central heating radiator. One double power point. Plaster ceiling rose.



Bedroom no.1 front double:



Bedroom no.2 front double:

12'11" x 7'10" (3.94m x 2.39m)

Single panelled central heating radiator. One double power point. One single power point. Ceiling coving.



Bedroom no.2 front double:



Bedroom no.3 side:

10'1"exc robes x 7'6" (3.07mexc robes x 2.29m)

Fitted with a range of built-in robes with hanging rail and useful shelving. Single panelled central heating radiator. Two double power points. Laminate flooring.



Bedroom no.3 side:**Bathroom:**

8'0" x 7'10" (2.44m x 2.39m)

Fitted with a panelled bath with centre mixer tap, vanity wash-hand basin and concealed cistern low flush W.C. Separate glazed shower compartment housing the electric shower. Double panelled central heating radiator. Extractor fan. Airing cupboard housing the jacketed cylinder. Complimentary tiling.

**Bathroom:**

Exterior:

A wrought iron pedestrian gate gives access to the front garden which is laid to lawn and has a decorative pebbled area with borders of plants and shrubs. Outside of the sliding patio doors there is a raised block paved area. The spacious private and enclosed rear garden boast a selection of well established plants and shrubs and is predominately laid to lawn with a block paved patio area, bounded by brick walling topped with timber fencing between brick built pillars and conifer hedging. Archway leads to further garden space which is laid to lawn and is bounded by hedging. A block paved driveway to the rear of the property leads to a single garage which measures approximately 16'0" x 12'10" and has power and light. Courtesy garden tap. Security lighting. Recently under renovation of a brand new roof with a guarantee.

**Exterior:****Exterior:**

Exterior:



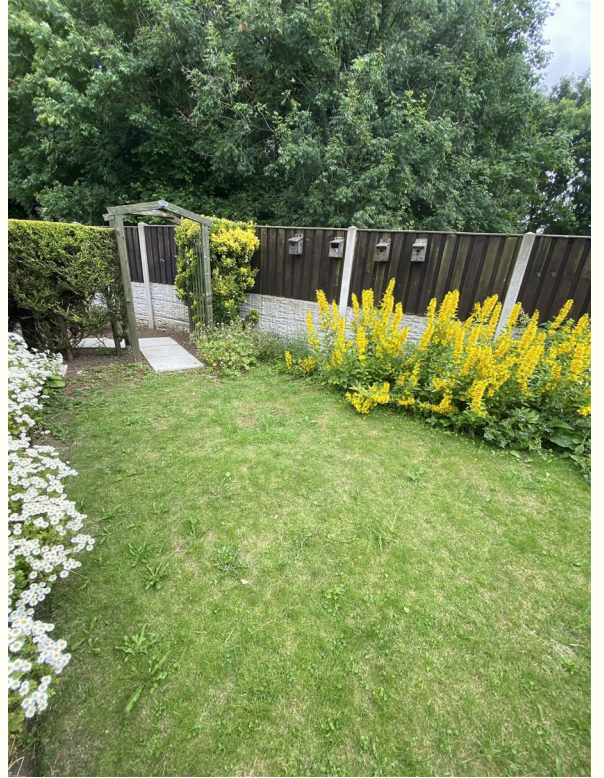
Exterior:



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.

Mortgages:

You may wish to take advantage of our sister company D J Cooke (Life & Pensions) Ltd who are INDEPENDENT FINANCIAL ADVISERS based in our Conisbrough office. D J Cooke's are able to give FREE independent advice on the whole of the mortgage market. Through their mortgage sourcing systems D J Cooke sare able to search through over 4000 mortgages from over 200 lenders in the UK to find you the most competitive and suitable mortgage based on your circumstances.

