

**FOR  
SALE**



**311 HILL TOP ROAD**  
**CONISBROUGH**  
**DN12 3PZ**

**OFFERS AROUND £165,000**

- Mid Town House (block of 4)
- G.C.H & Upvc D.G
- Kitchen/diner
- Gardens
- Council Tax Band A
- Three Bedrooms
- Lounge
- Ground floor W.C
- Garage
- E.P.C Rating C

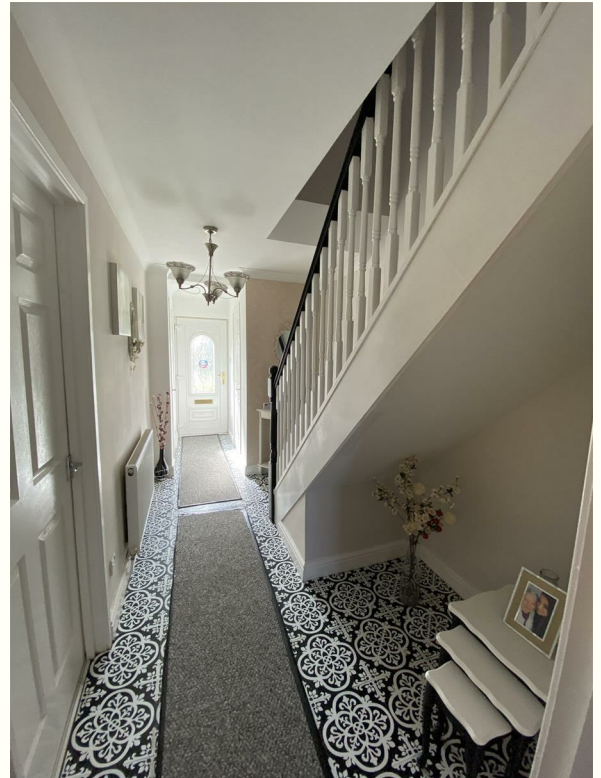


GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR  
Registered in England No. 01758008  
TELEPHONE (01709) 864414  
E.MAIL: karen.myers@dunstanproperty.co.uk

**Briefly comprising:**

**Entrance:**

Upvc entrance door leading to:



**Entrance hallway:**

Spindled staircase leading off. Single panelled central heating radiator. One single power point. Ceiling coving. Built-in cupboard housing the Worcester combination boiler which serves both the central heating system and the domestic hot water supply.



**Ground floor W.C:**

Fitted with a pedestal wash-hand basin with mixer tap and push button low flush W.C. Window allowing natural light. Complimentary tiling.



**Ground floor W.C:**



### Lounge:

12'9"max x 12'7"max (3.89mmax x 3.84mmax)

The focal point of this room is the cream stone fire surround with slightly raised stone hearth housing the pebble effect gas fire. Double panelled central heating radiator.

Two double power points. T.V aerial point. Egg & dart ceiling coving. Wall lights. Bow window. Laminate flooring.



### Lounge:



### Lounge:



**Kitchen/diner:**

16'2" x 11'1" (4.93m x 3.38m )

Fitted with a range of wall and base units. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven. ceramic hob inset into granite effect work surfaces. Canopy extractor fan above. Plumbed for automatic washing machine. Single panelled central heating radiator. Three double power points plus those concealed serving the electrical appliances. Two built-in cupboards for useful storage. Complimentary tiling. Laminate flooring. Upvc half glazed door leading to the rear garden.

**Kitchen/diner:****Kitchen/diner:**

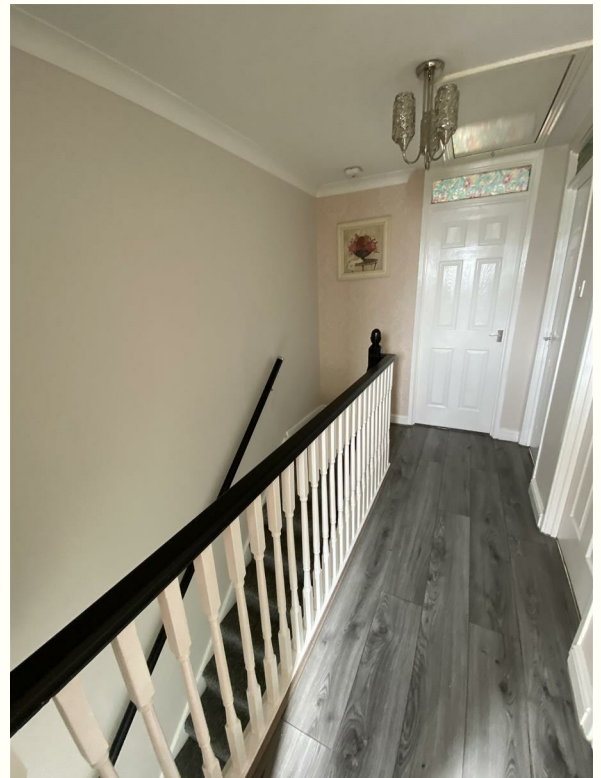
**Kitchen/diner:**



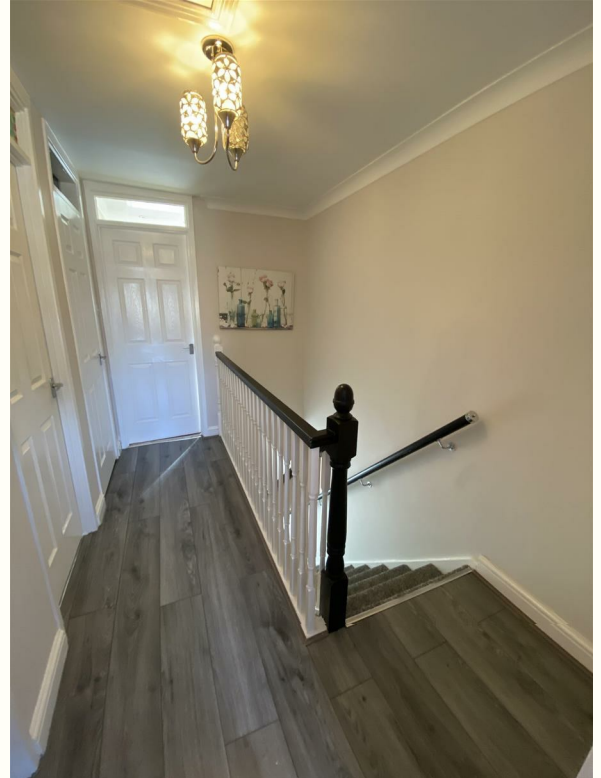
**Staircase:**

**First floor landing:**

Spindled balustrade. Loft hatch with ladder leading to the partly boarded out loft with light. Built-in cupboard for useful storage.



### First floor landing:



### Bedroom no.1 front double:

12'9" x 12'8"max (3.89m x 3.86mmax)

Single panelled central heating radiator. Two single power points. Egg & dart ceiling coving. Built-in cupboard with hanging rail. Laminate flooring.



### Bedroom no.1 front double:



**Bedroom no.1 front double:**



**Bedroom no.2 rear double:**

*12'9"max x 10'6"max (3.89mmax x 3.20mmax)*

Single panelled central heating radiator. Two single power points. Egg & dart ceiling coving. Laminate flooring.



**Bedroom no.2 rear double:**



**Bedroom no.3 rear:**

7'10" x 6'6" (2.39m x 1.98m)

Single panelled central heating radiator. One double power point. Laminate flooring.

**Bathroom:**

Fully tiled and fitted with a separate glazed shower compartment. Vanity wash-hand basin with mixer tap and push button low flush W.C. Modern graphite ladder style radiator/towel rail. Laminate flooring.

**Exterior:**

The front of the property is open plan and laid to lawn. The private rear garden is predominately laid to lawn with a decorative circular flagged patio area and a selection of plants and shrubs bounded by timber fencing with concrete posts. Timber pedestrian gate. Detached concrete sectional garage with up-an-over door, power and light. Garden store. External power point. Courtesy garden tap.



Exterior:



Exterior:



Exterior:



**Exterior:****Garage:****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.

Floor-plan:

