

**FOR
SALE**



62 CORN HILL
CONISBROUGH
DN12 2BG

REDUCED TO £150,000

- Detached Bungalow
- G.F.G.H & Upvc D.G
- Kitchen
- Bathroom
- E.P.C Rating D
- Two Bedrooms
- Lounge
- Conservatory
- Private Gardens & Garage
- Council Tax Band B



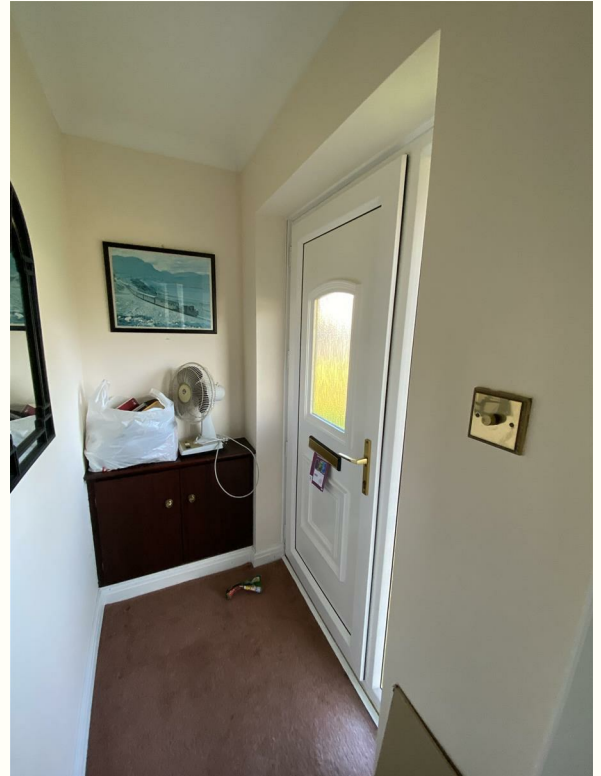
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Briefly comprising:**Entrance:**

Upvc door leads to:

Entrance hallway:

Ceiling coving. Ceiling down-lighter. Dimmer switch.

**Lounge:**

15'3" x 12'3" (4.65m x 3.73m)

The focal point of this room is the stone effect fire surround housing the coal effect gas fire. Double panelled central heating radiator. Three double power points. Plaster ceiling rose. Ceiling coving. Dado rail.



Lounge:**Kitchen:**

12'1" x 6'0" (3.68m x 1.83m)

Fitted with a range of beech wall and base units with stainless steel pillar handles. Acrylic single drainer sink unit with mixer tap. Built-under electric oven. Gas hob inset into granite effect work surfaces. Canopy extractor fan above. Plumbed for automatic washing machine. Single panelled central heating radiator. Two double power points. Two single power points. Cooker point. Complimentary tiling. Laminate flooring. Half glazed Upvc door leads to the side of the property.

**Kitchen:**

Kitchen:



Kitchen:



Bedroom no.1 rear double:

13'11"max x 9'3"max (4.24mmax x 2.82mmax)

Single panelled central heating radiator. Three double power points. Dado rail. Built-in cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply.



Bedroom no.1 rear double:



Bedroom no.2 rear:

9'0" x 7'1" (2.74m x 2.16m)

Single panelled central heating radiator. Dado rail. Upvc French doors lead to:



Bedroom no.2 rear:



Conservatory:

17'10" x 7'11" (5.44m x 2.41m)

Brick-built with Upvc windows. Double panelled central heating radiator. Two double power points. Ceramic tiled floor. Upvc French doors lead to the rear garden.



Conservatory :



Bathroom:

Fitted with a white panelled bath with shower mixer tap and rail and curtain. Vanity wash-hand basin with mixer tap and push low flush W.C. Single panelled central heating radiator. Dado rail. Complimentary tiling.



Exterior:

The front of the property is predominately laid to lawn and is bounded by a dwarf brick-built wall. The side garden is also mainly laid to lawn with a selection of plants and shrubs. At the rear of the property there is a concrete drive which leads to the single garage with apex roof, up-and-over door, power and light. The small rear garden is laid to lawn and is bounded by timber fencing with concrete posts. Timber garden shed.



Exterior:



Exterior:



Exterior:**Exterior:****Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water meter 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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	