

**FOR
SALE**



18 HOLYWELL LANE
CONISBROUGH
DN12 2BP

OFFERS AROUND £149,995

- End Terraced House
- G.F.C H & Upvc D.G
- Sept Dining Room
- Basement
- E.P.C. Rating E
- Three Bedrooms
- Lounge
- Fitted Kitchen
- Rear Garden
- Council Tax Band A

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Briefly comprising:

Entrance:

Upvc door leading to:

Entrance porch:

Dado rail. Timber door leading to:

Entrance hallway:

Single panelled central heating radiator. Decorative ornate ceiling. Laminate flooring.

Lounge:

13'0"max x 12'5"exc bay window (3.96mmax x 3.78mexc bay window)

The focal point of this room is the plaster Louis design fire surround with marble back plate and slightly raised marble hearth housing the living flame coal effect gas fire with stainless steel trim and fender. Double panelled central heating radiator. Two double power points. Decorative ceiling coving. Picture rail.



Lounge:



Lounge:



Dining room:

13'9" x 13'2" (4.19m x 4.01m)

Fitted with a slate fire surround housing with tiled back plate and slightly raised tiled hearth housing the coal effect electric fire. Double panelled central heating radiator. Two double power points. Ceiling coving. Plaster ceiling rose. Wall lights. Smoke alarm. Double timber doors lead to:

**Dining room:****Kitchen:**

9'11" 9'11" (3.02m 3.02m)

Fitted with a range of beech wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. gas hob inset into granite effect work surfaces above. Canopy extractor fan with light. Plumbed for automatic washing machine. Single panelled central heating radiator.

Three double power points plus those concealed serving the electrical appliances. Under-stairs storage cupboard with single panelled central heating radiator.

Complimentary tiling. Upvc door leading to the rear elevation.



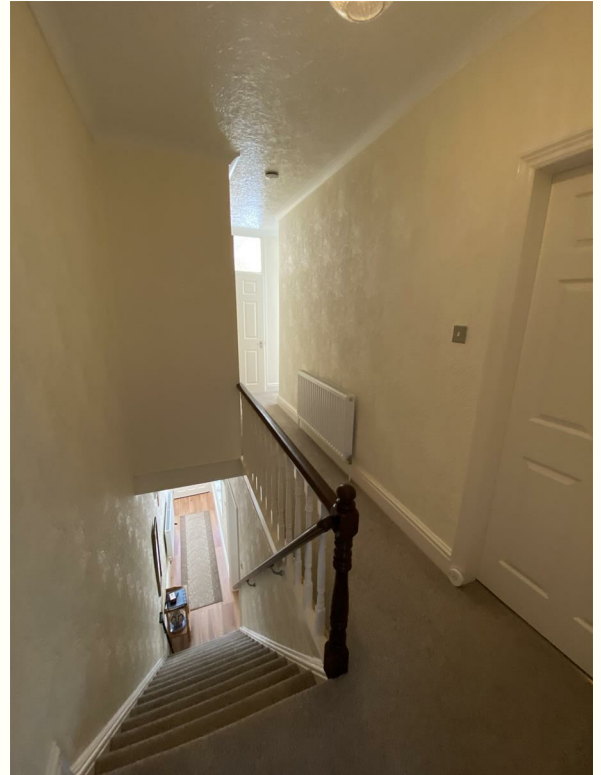
Kitchen:



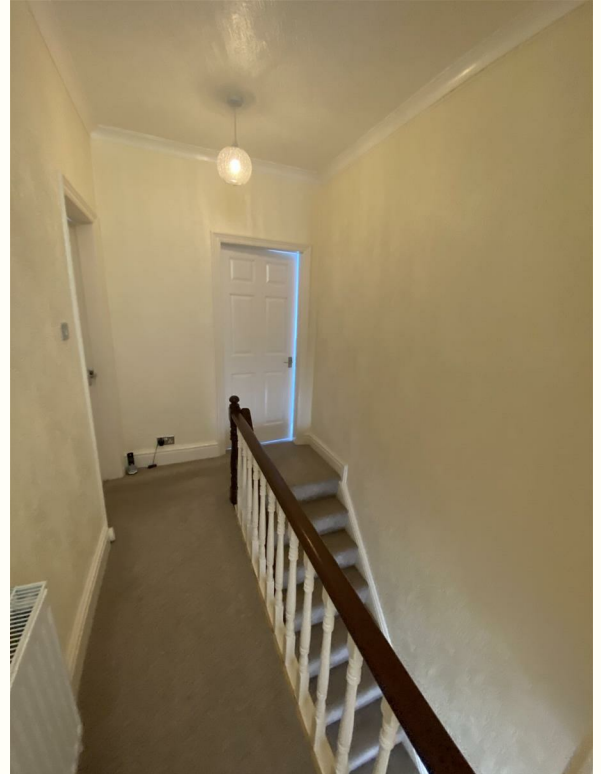
Staircase:

First-floor landing:

Spindled balustrade. Double panelled central heating radiator. Ceiling coving. Smoke alarm. Built-in cupboard for useful storage.



First-floor landing:



Bedroom no.1 rear double:

14'0"max x 10'3"max (4.27mmax x 3.12mmax)

Fitted with a range of built-in robes with hanging rail and shelving. Single panelled central heating radiator. Two double power points. Ceiling coving. Plaster ceiling rose.



Bedroom no 1 rear double:



Bedroom no.2 rear:

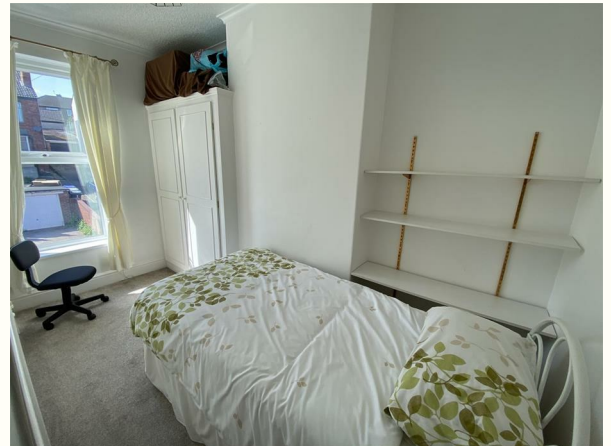
12'4"max x 10'0"max (3.76mmax x 3.05mmax)

Single panelled central heating radiator. One single power point. Plaster ceiling rose. Built-in cupboard for useful storage.

**Bedroom no 2 rear:****Bedroom no.3 front:**

12'0" max x 9'1"max (3.66m max x 2.77mmax)

Built-in robes with hanging rail and useful shelving. Single panelled central heating radiator. One double power point.



Bedroom no 3 front:



Bathroom:

Fitted with a free-standing roll top white bath with centre taps sat on silver feet, pedestal wash-hand basin and push button low flush W.C. Separate glazed shower compartment housing the electric shower. Built-in cupboard for useful storage. Double panelled central heating radiator. Ceiling coving. Dado rail. Complimentary tiling.



Bathroom:



Bathroom:**Exterior:**

A wrought iron gate pedestrian gate gives access to the small front elevation which is bounded by walling topped with wrought iron railings. Steps with wrought iron balustrade lead down to the rear garden which is predominately laid to lawn and is bounded by timber fencing. A timber door situated beneath the property gives access to a basement which measures approximately 16'5" x 13'3"max with light. Security lighting. Courtesy garden tap.

**Exterior:**

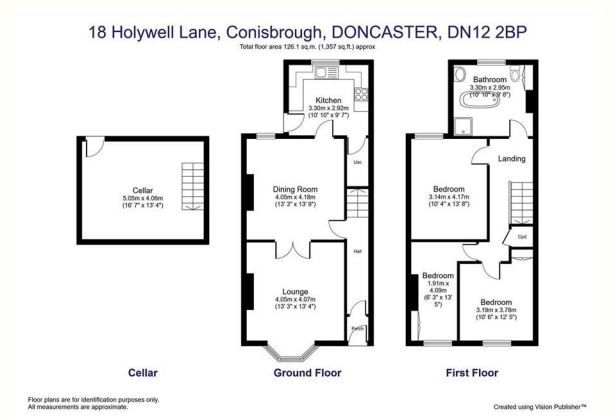
Basement:



Basement:



Floor-Plan:



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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	