

**FOR
SALE**



16 CASTLE CRESCENT
CONISBROUGH
DN12 3DT

OFFERS AROUND £219,995

- Semi-detached House
- G.C.H & Upvc D.G
- Kitchen/diner
- Gardens
- Council Tax Band B.
- Three Bedrooms
- Lounge
- Family Bathroom
- Off-street parking & Garage
- E.P.C Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

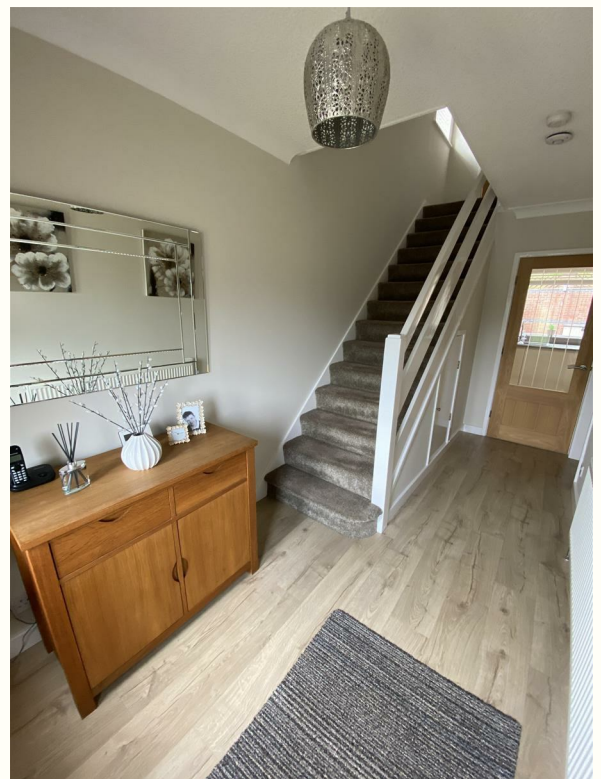
Entrance:

Upvc entrance door with matching half glazed side panel leading to:



Entrance hallway:

Ranch style staircase leading off. Single panelled central heating radiator. One double power point. Under-stairs storage cupboard. Laminate flooring.



Lounge:

15'10"max x 11'11"max (4.83mmax x 3.63mmax)

The focal point of this room is the modern marble fire surround with marble back plate and slightly raised marble hearth housing the coal effect stainless steel electric fire. Double panelled central heating radiator. Three double power points. One single power point. Ceiling coving. Bow window



Lounge:



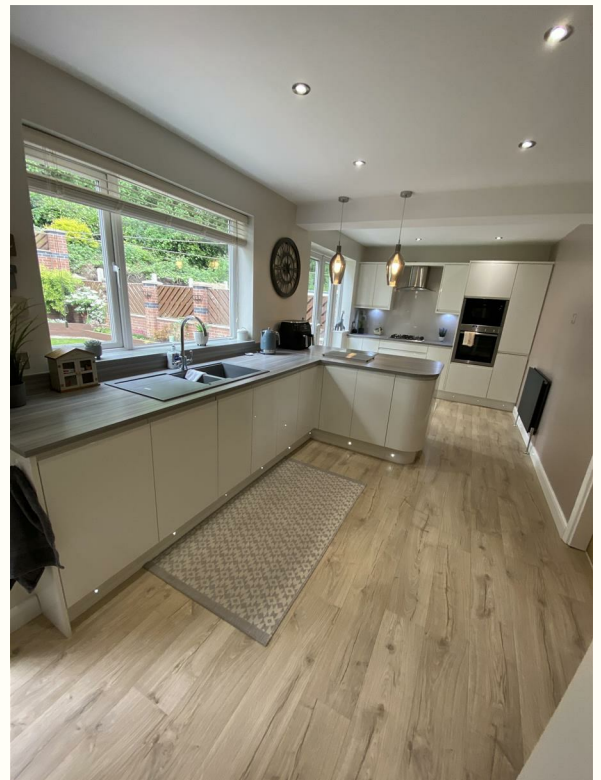
Lounge:



Kitchen/diner:

26'9"max 9'2" (8.15mmax 2.79m)

Fitted with a range of porcelain wall and base units. Caron granite 1.1/2 bowl sink unit with mixer tap. Tall unit housing the Neff tilt & slide electric oven with matching microwave above. Gas hob inset into work surfaces. Stainless steel and glass canopy extractor fan. Integrated Neff dishwasher. Two wall mounted graphite modern radiators. Six double power points plus those concealed serving the electrical appliances. Concealed lighting. Built-in cupboard with power. Two pairs of French doors lead to the rear garden. Door leading to the integral garage which houses the wall mounted Ideal Vogue combination boiler which serves both the central heating system and the domestic hot water supply.

**Kitchen/diner**

Kitchen/diner:



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

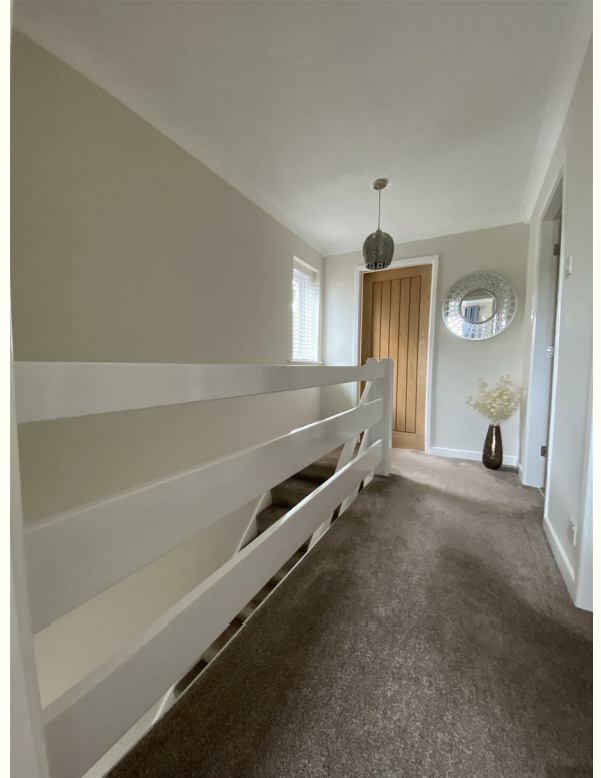
Staircase:

First floor landing:

Ranch style balustrade. One single power point. Ceiling coving. Window allowing natural light. Loft hatch with power and light. Smoke alarm.



First floor landing:



Bedroom no.1 front double:

14'11"max x 10'2"min (4.55mmax x 3.10mmin)

Fitted with a range of walnut & cream built-in robes with stainless steel pillar handles. Matching bedside cabinets and chest of drawers. Single panelled central heating radiator. Four double power points. One single power point. T.V aerial point.



Bedroom no.1 front double:



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

11'9" x 10'4" (3.58m x 3.15m)

Built-in beech sliding door wardrobe. Single panelled central heating radiator. Two double power points. Ceiling coving.

**Bedroom no.2 rear double:**

Bedroom no.3 front:

8'2" x 8'2" (2.49m x 2.49m)

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

**Bedroom no.3 front:****Bathroom:**

6'6" x 5'5" (1.98m x 1.65m)

Fully tiled to compliment the panelled bath with mixer tap, wash-hand basin with mixer tap and low flush push button W.C. Mira Sport electric shower over bath with folding glazed shower screen. Double panelled central heating radiator. Extractor fan. Upvc tongue & grooved ceiling. Ceiling down-lighters.



Bathroom:



Bathroom:



Exterior:

To the front of the property there is a block paved driveway which leads to the integral garage with up-and-over door, power and light.. The well established front garden is laid to lawn with borders of plants and shrubs. The private and enclosed rear garden is predominantly laid to lawn with borders of plants and shrubs. with a flagged patio area, bounded by brick walling with timber fencing between brick-built pillars. Courtesy garden tap. Security lighting. Timber summer house.



Exterior:



Exterior:



Exterior:



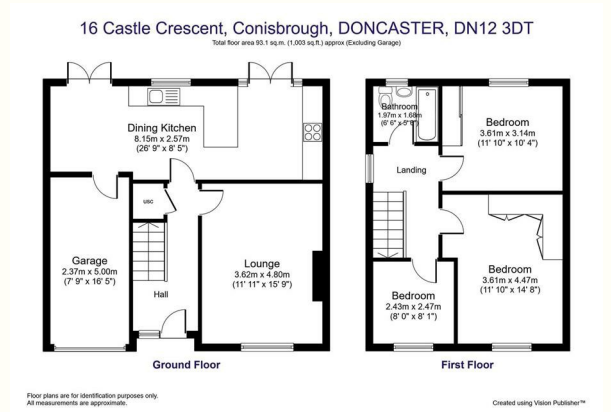
Exterior:



Exterior:



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 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		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(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	