

**FOR  
SALE**



**17 MAPLE GROVE**  
**CONISBROUGH**  
**DN12 2JZ**

**OFFERS AROUND £189,995**

- Semi-detached House
- G.C.H & Upvc Double Glazing
- Fitted Kitchen
- Spacious Rear Garden
- Council Tax Band A
- Three Bedrooms
- Lounge/diner
- Modern Bathroom
- Off-street Parking & Garage
- E.P.C Rating D

**Briefly comprising:**

**Entrance:**

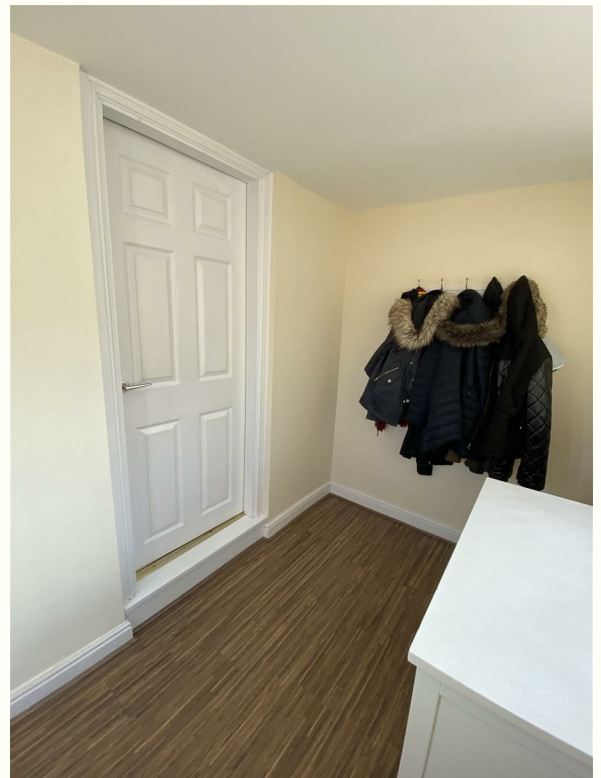
Upvc door leading to:

**Porch:**

Spacious porch with twin aspect windows. One double power point. Wall light. Door leading to:

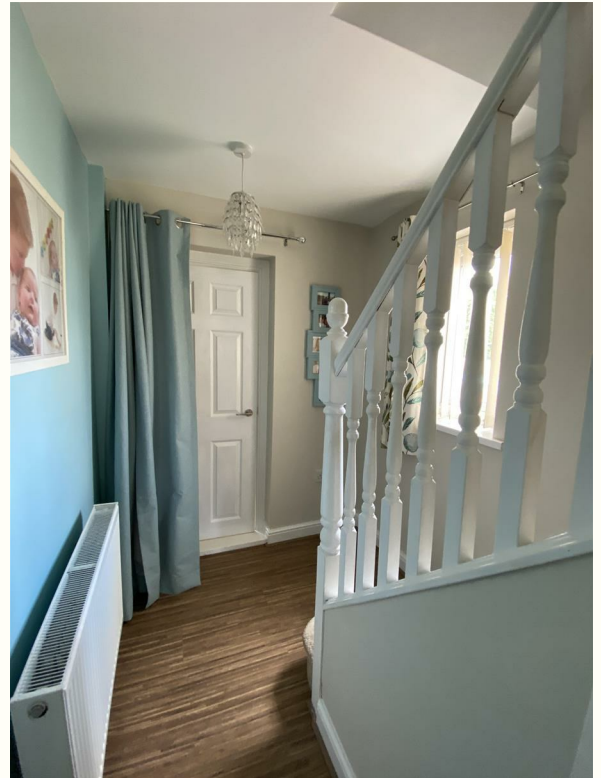


**Porch:**



**Entrance hallway:**

Spindled staircase leading off. Double panelled central heating radiator. One double power point. Under-stairs storage cupboard. Window allowing natural light. Laminate flooring.

**Entrance hallway:**



### Lounge/diner:

22'9"max x 12'11"max (6.93mmax x 3.94mmax)

The focal point of this room is the timber oak fire surround housing the black pebbled living flame effect electric fire. Two double panelled central heating radiators. Five double power points. Upvc sliding patio doors leading to the rear garden.



### Lounge/diner:



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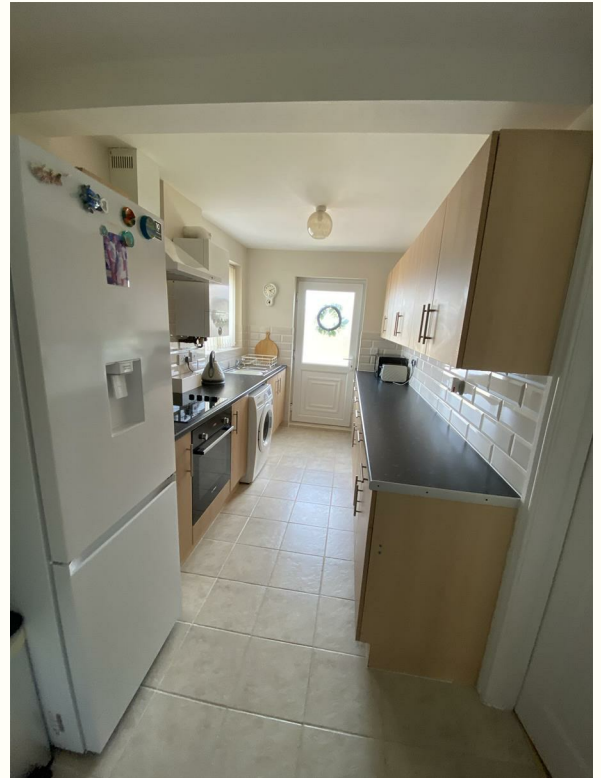
**Lounge/diner:****Lounge/diner:****Kitchen:**

13'8" x 6'10" (4.17m x 2.08m)

Fitted with a range of beech wall and base with stainless steel pillar handles. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into granite effect work surfaces. Plumbed for automatic washing machine. Four double power points plus those concealed serving the electrical appliances Wall mounted combination boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling. Ceramic tiled floor. Half glazed Upvc door leading to the rear garden.



**Kitchen:**



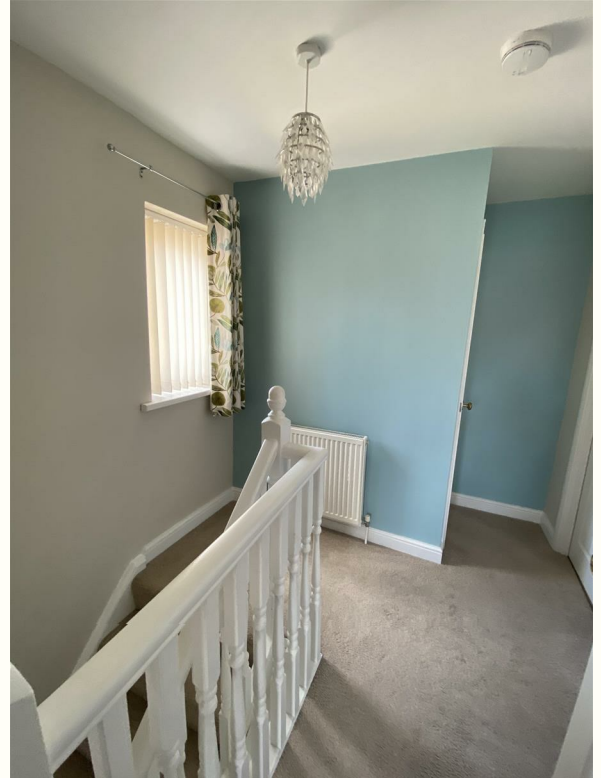
**Staircase:**

**First floor landing:**

Spindled balustrade. Single panelled central heating radiator. Window allowing natural light. 8



**First floor landing:**



**Bedroom no.1 front double:**

*13'3" x 8'3" exc robes (4.04m x 2.51m exc robes)*

fitted with a range of Beech built-in robes with stainless steel pillar handles with matching dressing table and bedside cabinets. Single panelled central heating radiator. Three double power points. Built-in cupboard for useful storage.



**Bedroom no.1 front double:**





**Bedroom no.1 front double:**



**Bedroom no.2 rear double:**

11'5" x 9'4" (3.48m x 2.84m )

Single panelled central heating radiator. Two double power points.



**Bedroom no.2 rear double:**

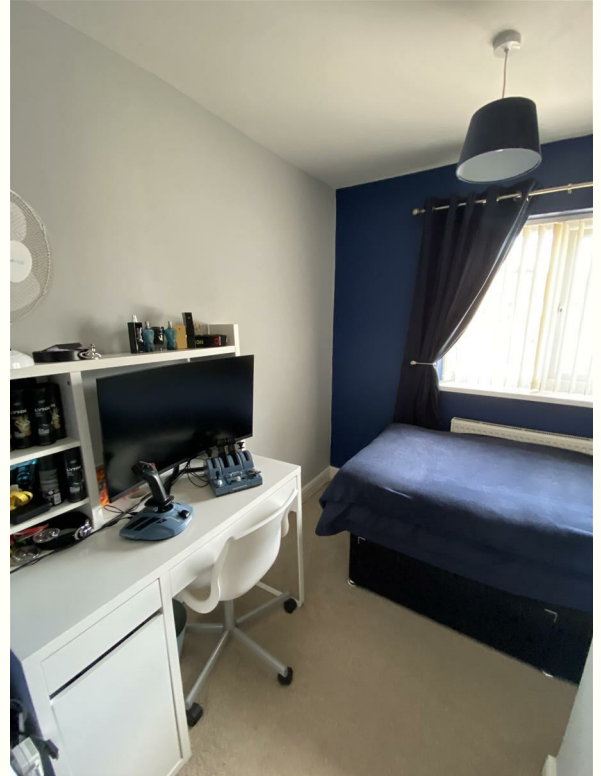




**Bedroom no.3 front:**

8'10"max x 8'0"max (2.69mmax x 2.44mmax)

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



**Bedroom no.3 front:**



**Bathroom:**

Fully tiled and fitted with a panelled bath, pedestal wash-hand basin and push button low flush W.C. Triton T80 electric shower over bath with rail and curtain. Double panelled central heating radiator. Built-in cupboard for useful storage. Double windows.

**Exterior:**

Double wrought iron gates to the front of the property allows vehicular access to a concrete driveway. The front garden is mainly laid to concrete with a rockery of plants and shrubs and is bounded by brick walling. The driveway extends past the side of the property to the rear garden which is predominately laid to lawn with a flagged patio area and is bounded by timber fencing with concrete posts. Single concrete sectional garage with double timber doors.

**Exterior:**

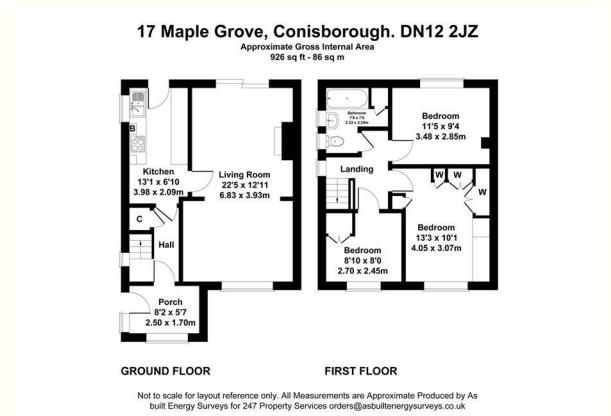
## Exterior:



## 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 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.

