

**FOR
SALE**



34 LOW ROAD
CONISBROUGH
DN12 3AB

OFFERS AROUND £89,950

- Mid Terraced House
- G.C.H
- Lounge
- Fully Tiled Bathroom
- Council Tax band A.
- Two Bedrooms
- Upvc D.G
- Kitchen
- Rear Courtyard
- E.P.C.Rating D



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Briefly comprising:**Entrance:**

Upvc entrance door with circular glazed panel.

Porch:

Timber door leading to:

Open plan living:

28'3"max x 10'11" (8.61mmax x 3.33m)

Lounge:

The focal point of this room is the art deco tiled fire surround with matching hearth housing the open grate fire. Four double power points. Built-in timber storage unit. Decorative wooden shelving. Ceiling down-lighters

**Lounge:****Kitchen:**

Fitted with a range of wall and base units. Three double power points. One single power point plus those concealed serving the electrical appliances. Four ring gas cooker with double oven. Wood effect work surfaces. Plumbed for automatic washing machine. Complimentary tiling. Half glazed Upvc door leading to:



Kitchen:



Rear porch:

Brick-built with cream Upvc windows. Half glazed Upvc door leading to the rear garden.



Staircase:

Spiral staircase

First floor landing:

Wall mounted modern radiator. One single power point. Ceiling down-lighters.



First floor landing:



Bedroom no.1 front double:

10'11" x 10'8" (3.33m x 3.25m)

Single panelled central heating radiator. Two double power points. Ceiling down-lighters.



Bedroom no.1 front double:



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

9'5" x 5'1" (2.87m x 1.55m)

Single panelled central heating radiator. One double power point. Ceiling down-lighters.



Bathroom:

8'2" x 5'5" (2.49m x 1.65m)

Fully tiled to compliment the white suite comprising: panelled bath with Victorian shower mixer tap. Pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator. Ceiling down-lighters.



Stairs:

Leading to:

Attic/storage space:

18'4"max x 10'11"max (5.59mmax x 3.33mmax)

Six double power points. Velux window.



Attic/storage space:



Exterior:

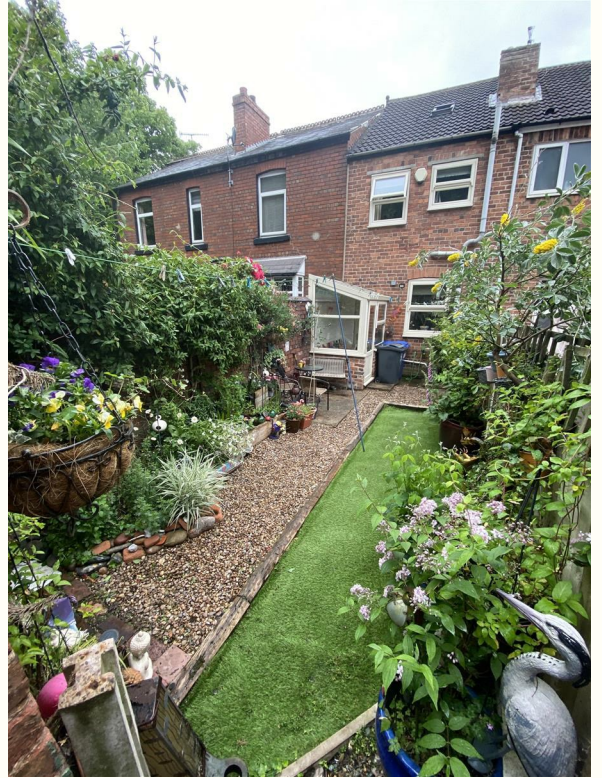
The private and enclosed rear courtyard has a pebbled footpath which lead laid to an area laid to artificial turf with a concrete patio area and is bounded by timber fencing with concrete post and brick walling.



Exterior:



Exterior:



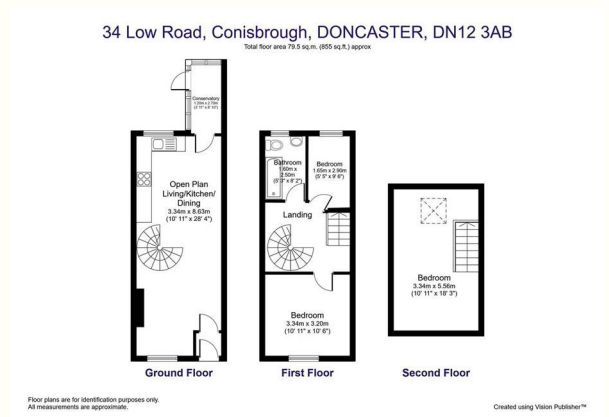
Exterior:



Conisbrough Castle



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	84
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	