

**FOR
SALE**



117 DONCASTER ROAD
CONISBROUGH
DN12 3AJ

OFFERS AROUND £159,995

- Mid Terraced House
- G.C.H & Upvc D.G
- Separate Dining Room
- Private Rear Garden
- Energy Performance Rating
- Three Bedrooms
- Lounge
- Cellar/Cinema Room
- Garage
- Council Tax Band A

Briefly comprising:

Entrance:

Upvc door leading to:

Lounge:

12'10"max x 12'5"max (3.91mmax x 3.78mmax)

The focal point of this room is the timber fire surround with slightly raised tiled hearth housing the coal effect gas fire. Double panelled central heating radiator. One double power point. Decorative ornate ceiling coving. Ceiling fan/light. Ceiling rose.



Lounge:



Lounge:



Inner hallway:

Staircase leading off.

Dining room:

13'5" x 12'10" (4.09m x 3.91m)

Inset into chimney breast is the living flame log effect gas fire with stainless steel trim. Single panelled central heating radiator. two double power points. Decorative ornate ceiling coving. Ceramic tiled floor. Archway leading to:

**Dining room:****Cellar/cinema room:**

14'5"max x 12'11" (4.39mmax x 3.94m)

Two double power points plus those concealed serving the electrical appliances. Wall lights. Dimmer switch. Ceiling down-lighters.



Cellar/cinema room:**Kitchen:**

19'3" x 7'5" (5.87m x 2.26m)

Fitted with a range of high gloss grey wall and base units with stainless steel pillar handles incorporating wine cooler. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under Beko electric oven. Beko stainless steel four ring gas hob inset into wood effect work surfaces. Cooke & Lewis black extractor fan with light. Integrated fridge. Integrated freezer. Plumbed for automatic washing machine. Four double power points plus those concealed serving the electrical appliances. Ceiling down-lighters. Double windows. Loft hatch. Complimentary tiling. Ceramic tiled floor. Half glazed Upvc door leads to the side of the property. Further Upvc door with matching glazed side panel leads to the rear garden.

**Kitchen:**

Kitchen:



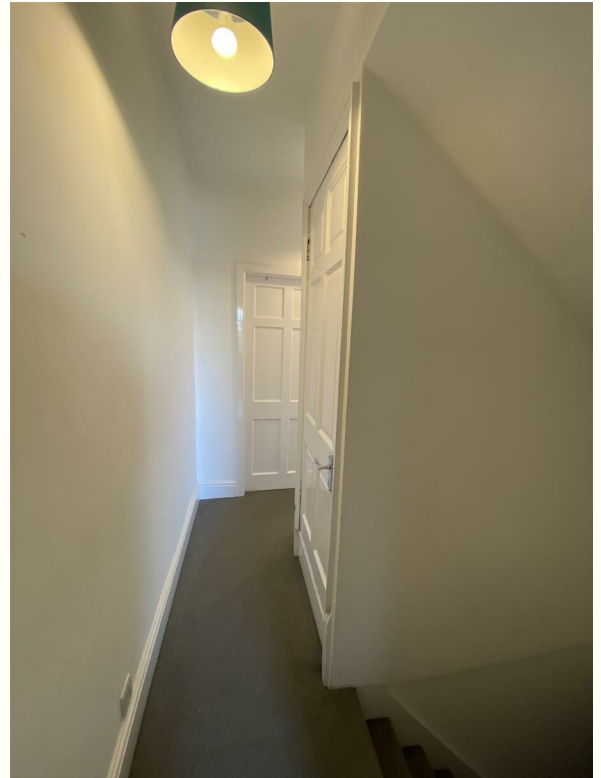
Kitchen:



Staircase:

First floor landing:

One single power point.



Bedroom no.1 front double:

12'9"max x 12'5"max (3.89mmax x 3.78mmax)

Double panelled central heating radiator. Two double power points. Ceiling coving. Built-in cupboard with hanging rail and shelving. Laminate flooring.



Bedroom no.1 front double:



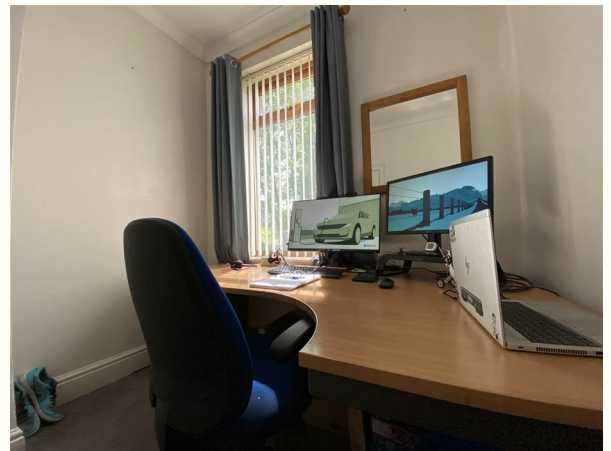
Bedroom no.1 front double:



Bedroom no.2 rear:

8'2"max x 7'7"max (2.49mmax x 2.31mmax)

Single panelled central heating radiator. One double power point.



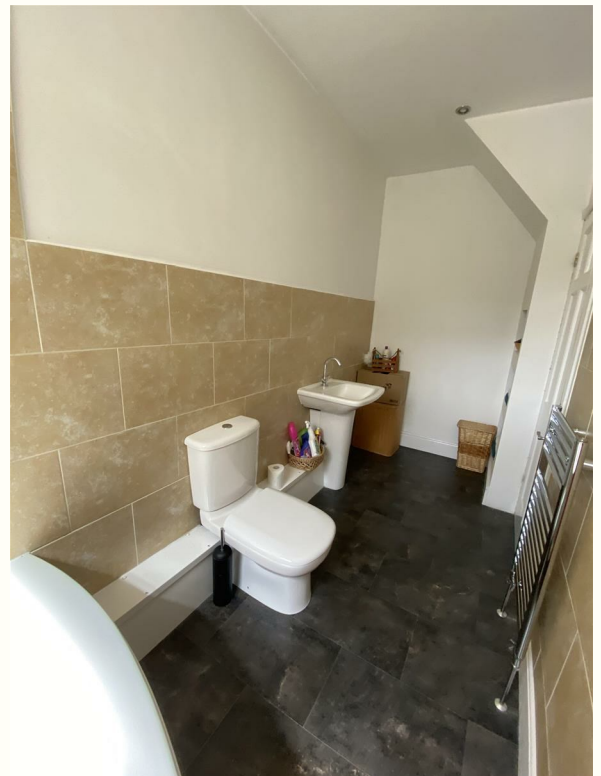
Bedroom no.2 rear:



Bathroom:

13'6" x 4'11" (4.11m x 1.50m)

Fitted with a white corner bath with mixer tap, pedestal wash-hand basin with mixer tap and push button low flush W.C. Power shower over bath. Chrome ladder style radiator/towel rail. Decorative built-in niche. Complimentary tiling.

**Bathroom:****Further stairs:**

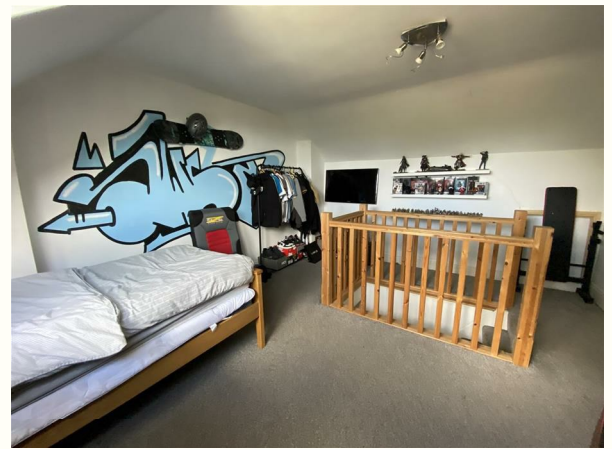
Bedroom no.3 attic:

15'9"max x 12'10"max (4.80mmax x 3.91mmax)

Centre spindled stairwell. Single panelled central heating radiator. Two double power points. Under eaves storage.



Bedroom no.3 attic:

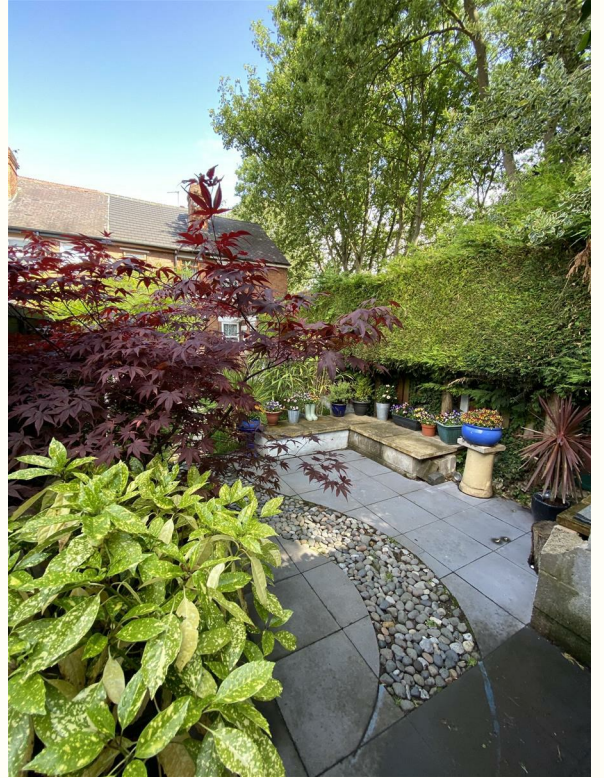


Exterior:

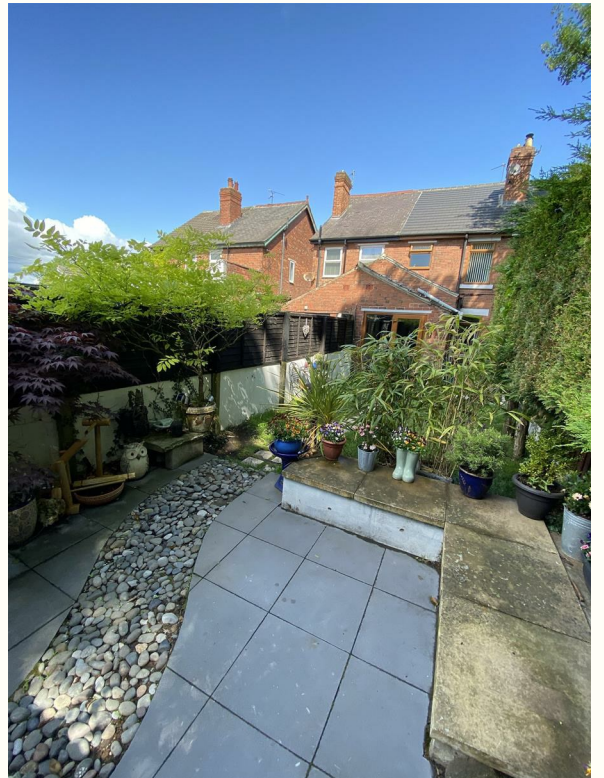
Shared steps to the front of the property lead to the front garden which is laid to flags and bounded by privet hedging. A shared access road to the side of the property allows entry to the rear garden which is laid to lawn with a selection of well established plants, trees and shrubs. Courtesy garden tap. Concrete sectional garage with up-and-over door.



Exterior:



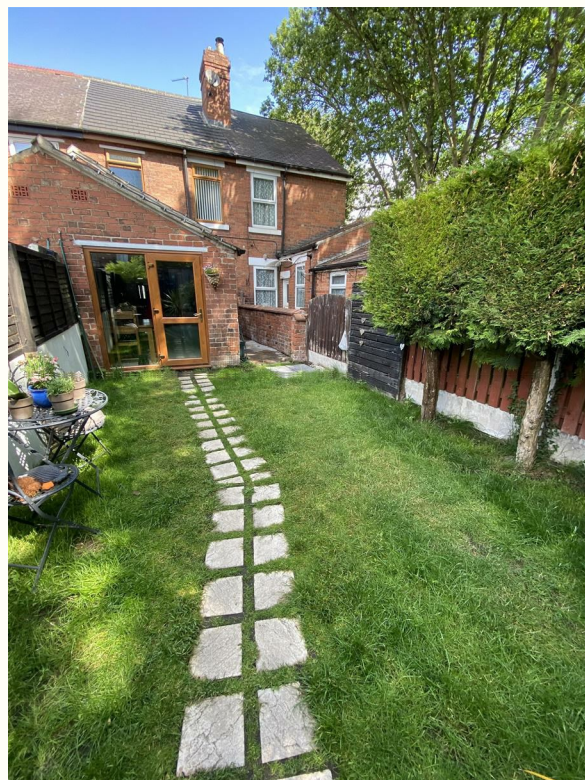
Exterior:



Exterior:



Exterior:



Exterior:




Garage:



Front view:



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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