

**FOR
SALE**



18 TEMPLESTOWE GATE
CONISBROUGH
DN12 2HR

OFFERS AROUND £335,000

- Detached House
- G.C.H & Upvc D.G
- Spacious Sun lounge
- Family Bathroom & En-suite
- Council Tax Band D
- Four Double Bedrooms
- Front Facing Lounge
- Fitted Kitchen & Utility Room
- Private & enclosed Rear Garden
- Energy Performance Rating D

Briefly comprising:

Entrance:

Composite door leading to:



Entrance hallway:

Dog-leg staircase leading off. Double panelled central heating radiator. One single power point. Under-stairs storage cupboard. Laminate flooring.



Ground floor W.C:

Fitted with a vanity wash-hand basin and concealed cistern low flush W.C. Single panelled central heating radiator. Window allowing natural light. Laminate flooring.

**Ground floor W.C:**

Lounge:
 12'10" 10'11" (3.91m 3.33m)

The focal point of this room is the media wall housing the electric log effect living flame fire. School style radiator. One double power point. Two single power point. Bow window. Laminate flooring.



Lounge:



Lounge:



Lounge:



Kitchen:

13'0" x 8'3" (3.96m x 2.51m)

Fitted with a range of cream shaker style wall and base units. 1.1./2 bowl stainless steel sink unit with modern extending mixer tap. Tall unit housing the Four ring gas hob inset into black granite work surfaces with matching uplifts. Stainless steel and glass canopy extractor fan with light. Plumbed for dishwasher. Graphite modern wall mounted radiator. Four double power points plus those concealed serving the electrical appliances. Ceiling down-lighters. Concealed lighting to wall units. Complimentary tiling.



Kitchen:



Kitchen:



Utility room:

5'9" x 5'7" (1.75m x 1.70m)

Fitted with Cream Shaker Style double wall unit housing the Ideal boiler which serves both the gas central heating system and the domestic hot water supply. Plumbed for automatic washing machine. American style fridge with wine rack above housed in a matching unit. Ceiling down-lighters. One double power point plus those concealed serving the electrical appliances.



Sun lounge with Dining Area:

23'4"max x 15'0" (7.11mmax x 4.57m)

Hot/cold air conditioning unit. Three double power points. Double windows. Two electric velux windows. Upvc Bi-folding doors. Laminate flooring.



Sun Lounge with Dining Area::



Sun Lounge:



Sun Lounge;



Sun Lounge:



Sun Lounge:

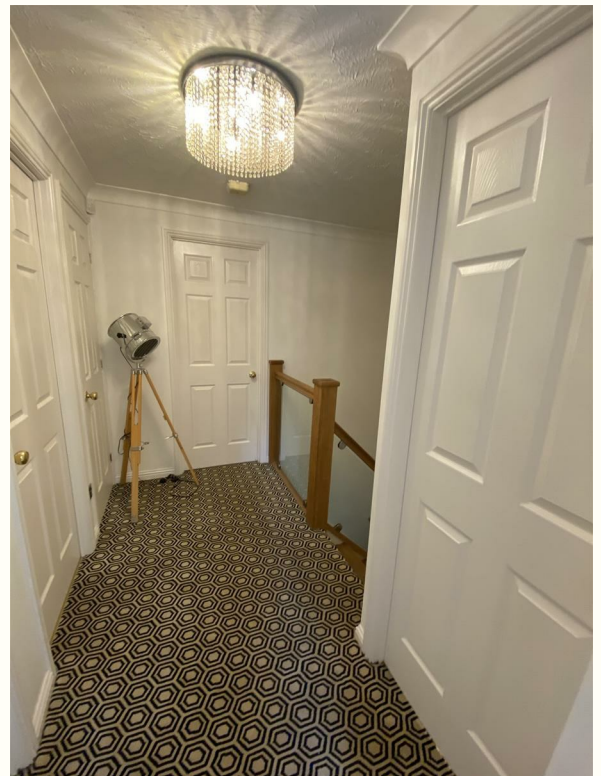


Staircase:

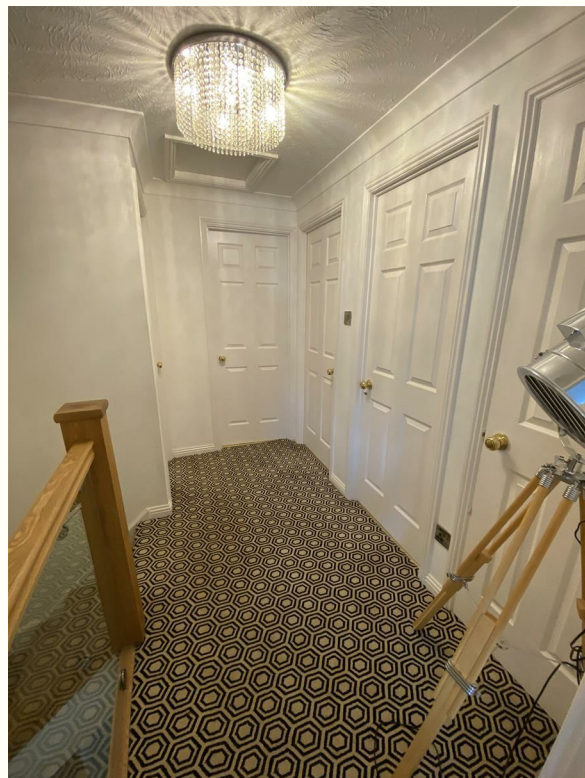
Modern glass Dog-leg staircase. Wall panelling to one wall.

First floor landing:

Modern glass balustrade. Built-in cupboard. Ceiling coving. Loft hatch. Smoke alarm.



First floor landing:



First floor landing:



Master bedroom front double:

11'11"exc robes x 11'2" (3.63mexc robes x 3.40m)

Fitted with a range of built-in robes with hanging rail and shelving. Single panelled central heating radiator. Modern wall panelling to one wall. One double power point. Two single power points. Laminate flooring.



Master Bedroom:



Master bedroom:



En-suite:

Fitted with a separate shower compartment. Modern circular white wash-hand basin with mixer tap and drawers beneath. Push button low flush W.C. Ceiling down-lighters. Extractor fan. Complimentary tiling. High gloss ceramic tiled floor.



Bedroom no.2 rear double:

13'4"max x 9'2" (4.06mmax x 2.79m)

Double panelled central heating radiator. Three single power points. Ceiling coving. Laminate flooring.



Bedroom no 2:



Bedroom no 2:



Bedroom no.3 rear double:

11'4" x 8'7" (3.45m x 2.62m)

Double panelled central heating radiator. Three single power points. Ceiling coving. Modern wall panelling to one wall. Laminate flooring.



Bedroom no 3:



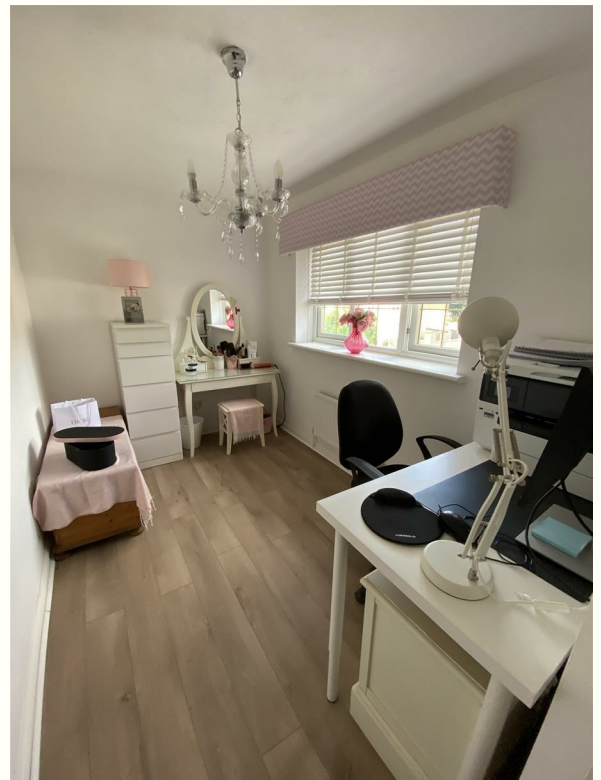
Bedroom no 3:



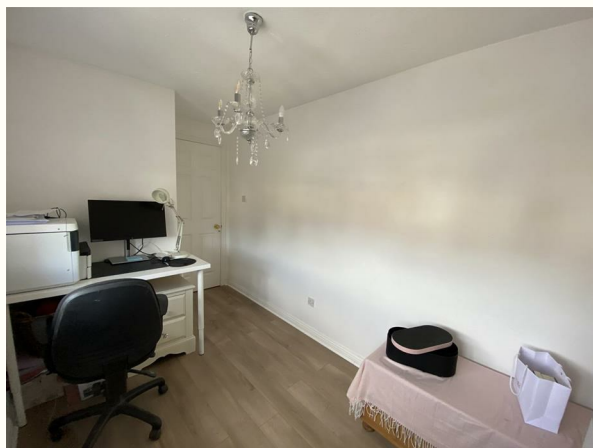
Bedroom no.4 front double:

13'4"max x 6'11"max (4.06mmax x 2.11mmax)

Single panelled central heating radiator. Two single power points. Laminate flooring.



Bedroom no 4:



Bedroom no 4:

Bathroom:

6'10" x 5'6" (2.08m x 1.68m)

Fully tiled to compliment the white panelled bath with centre mixer tap. Wall mounted wash-hand basin with mixer tap and push button low flush W.C. Chrome ladder style radiator/towel rail. Ceiling down-lighters. Extractor fan.

**Bathroom:**

Exterior:

The front of the property is open plan and has a tarmac driveway which allows off street parking and leads to the integral garage with roller shutter door. The front garden is laid to lawn and has a selection of trees. Adjacent to the side of the property is a footpath leading to the private and enclosed rear garden which is laid to artificial turf. There is a raised decked patio area with decorative pebbled and grey slate chipping borders. The rear south facing garden is bounded by brick walling with timber fencing between brick-built pillars. Security lighting. Courtesy garden tap.



Exterior:



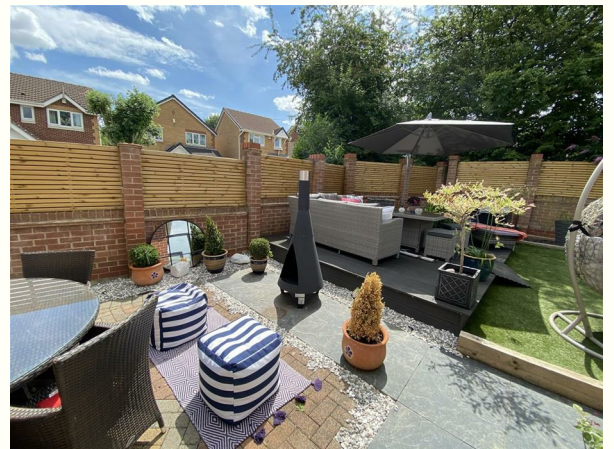
Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



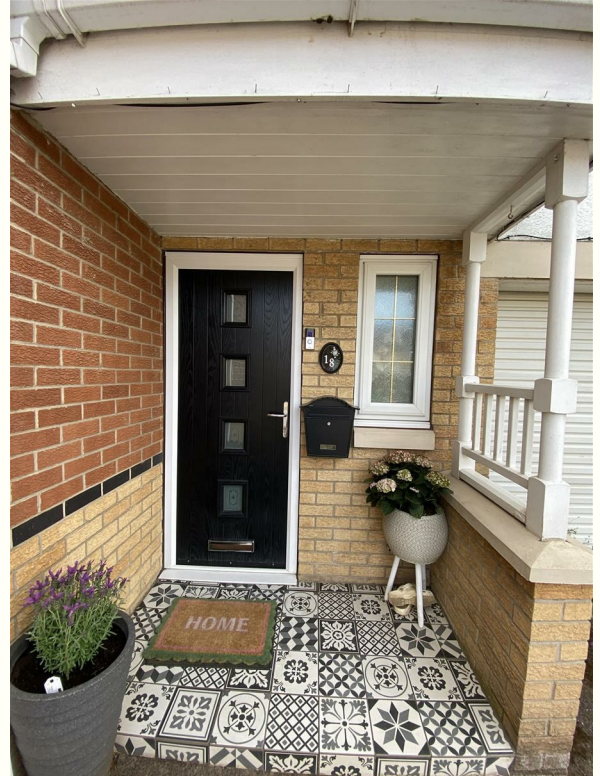
Exterior:



Exterior:



Exterior:



Exterior:



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 D.

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.

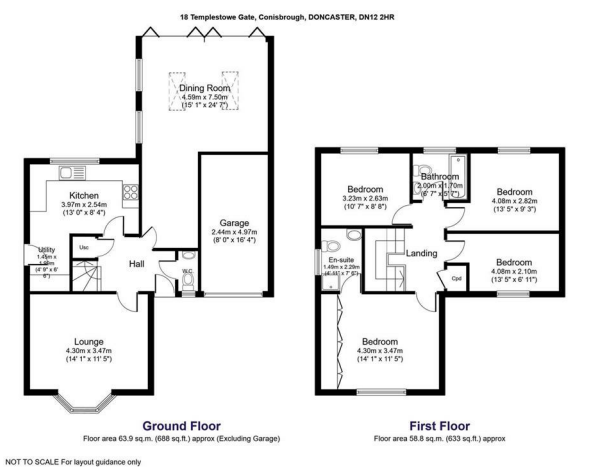
Making an offer:

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.

Floor-plan:



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 (CO ₂) 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	