

FOR SALE



42 TICKHILL STREET
DENABY MAIN
DN12 4AY

£95,000

- End Terraced House
- Upvc D.G
- Lounge
- Kitchen
- Energy Performance Rating D
- Three Bedrooms
- G.C.H
- Dining Room
- Rear Garden
- Council Tax Band A

Briefly comprising:**Entrance**

Upvc entrance door leading to;

Porch:

Complimentary tiling. Timber door leading to:

Entrance hallway:

Staircase leading off. Single panelled central heating radiator. Window allowing natural light. Smoke alarm.

Lounge:

12'11" x 12'10"max (3.94m x 3.91mmax)

Double panelled central heating radiator. Single panelled central heating radiator. Three single power points. Ceiling coving. Georgian window. Archway leading to:

**Lounge:****Dining room:**

13'10"max x 12'11" (4.22mmax x 3.94m)

Single panelled central heating radiator. Three single power points. Ceiling coving.



Dining room:**Kitchen:**

9'11" x 9'11" (3.02m x 3.02m)

Fitted with a range of wall and base units. Single drainer stainless steel sink unit. Single panelled central heating radiator. Two double power points. Plumbed for automatic washing machine. Under-stairs storage cupboard housing combination boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling.

**Staircase:****First floor landing:**

Spindled balustrade. One single power point. Smoke alarm.

Bedroom no.1 front double:

16'5" x 13'0" (5.00m x 3.96m)

Two double panelled central heating radiators. One single power point.



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

14'0"max x 10'6"max (4.27mmax x 3.20mmax)

Double panelled central heating radiator. One single power point. Built-in cupboard for useful storage.

**Bathroom:**

9'11" x 9'11" (3.02m x 3.02m)

Fitted with a white suite comprising: panelled bath, pedestal wash-hand basin and low flush W.C. Double panelled central heating radiator.

Further stairs:**Bedroom no.3 attic:**

16'4" x 16'0"max (4.98m x 4.88mmax)

Wall mounted electric heater. One double power point. Gable end Upvc window allowing natural light. Loft hatch.

Exterior:

The front of the property is mainly laid to flags and is bounded by brick wall and hedging. The enclosed rear garden is laid to lawn, bounded by brick walling.



Exterior:**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property. All services have not and will not be tested.

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.

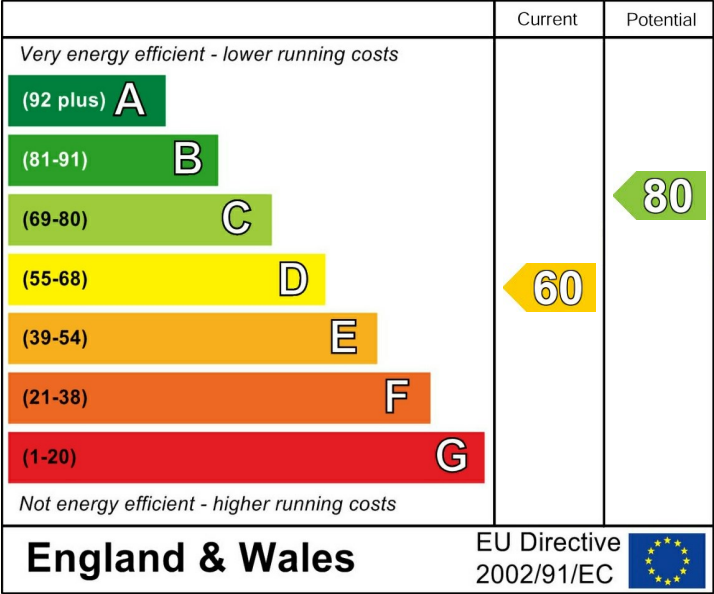
Making an offer:

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



Environmental Impact (CO₂) Rating

