

**FOR
SALE**



18 PRIOR ROAD
CONISBROUGH
DN12 2HB

OFFERS AROUND £179,995

- Semi-detached House
- G.C.H & Upvc D.G
- Fitted Kitchen.
- Gardens
- Energy Performance Rating D
- Three Bedrooms
- Lounge
- Shower Room
- Garage & Off-street Parking
- Council Tax Band A

Briefly comprising:

Entrance:

Composite door leading to:

Entrance hallway

Solid wood staircase leading off. Double panelled central heating radiator. One double power point. Under-stairs storage cupboard. Karndean flooring.

Ground floor W.C:

Fitted with a vanity wash-hand basin with mixer tap and concealed cistern push button low flush W.C. Under-floor heating. Extractor fan. Ceiling down-lighters. Tiled sheeting.



Ground floor W.C:



Lounge:

16'7" x 12'1" (5.05m x 3.68m)

The focal point of this room is the modern wall mounted log effect electric fire. Double panelled central heating radiator. Two double power points. Two single power points. Under-floor heating. Twin aspect bow windows. Karndean flooring.

**Lounge:****Lounge:**

Lounge:**Kitchen:**

13'11"max x 11'4"max (4.24mmax x 3.45mmax)

Fitted with a range of light oak shaker style wall and base units with stainless steel pillar handles. Belfast pot 1.1/2 bowl sink unit with mixer tap. Tall unit housing the Neff tilt and slide electric oven and CDA microwave. Neff gas hob inset into granite effect worksurfaces. Modern chrome and glass canopy extractor fan above. Plumbed for automatic washing machine. Integrated fridge and freezer. Integrated dishwasher. Double panelled central heating radiator. Six double power points. Ceiling down-lighters. Upvc ceiling sheeting. Complimentary tiling. Half glazed Upvc door leading to the rear garden.

**Kitchen:**

Kitchen:



Staircase:

Window allowing natural light.

First floor landing:

Solid wood spindled balustrade. One double power point. Storage cupboard with one single power point. Window allowing natural light.



First floor landing:



Bedroom no.1 rear double:

12'9" x 9'8" (3.89m x 2.95m)

Fitted with a range of built-in robes incorporating drawers and vanity unit. Single panelled central heating radiator. Two double power points. One single power point. Laminate flooring.



Bedroom no.1 rear double:



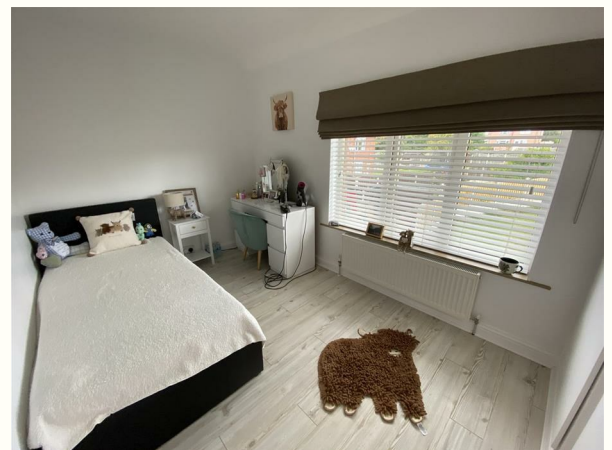
Bedroom no.1 rear double:



Bedroom no.2 rear double:

12'0" x 7'8"max (3.66m x 2.34mmax)

Fitted with a range of built-in robes with hanging rail and shelving. Further built-in cupboard for useful storage. Single panelled central heating radiator. Two double power points. Laminate flooring.



Bedroom no.2 rear double:

Bedroom no.3 front:

8'7" x 8'6" (2.62m x 2.59m)

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

**Bedroom no.3 front:****Bathroom:**

6'5" x 5'3" (1.96m x 1.60m)

Fully tiled to compliment the glazed double shower compartment housing the power shower. Vanity wash-hand basin with mixer tap and push button low flush W.C. Dual fuel wall mounted modern radiator/towel rail. Ceiling down-lighters.



Exterior:

Double wrought iron gates to the front of the property lead on to a shared concrete driveway which leads to the single concrete sectional garage. The front garden is laid to patterned concrete and is accessed via a wrought iron pedestrian gate. Adjacent to the side of the property there are double wrought iron gates and a single pedestrian gate which give access to the well maintained rear garden. The rear is mainly laid to lawn with borders of plants, there is a block paved patio area and a decorative pebbled patio area and bounded by timber fencing with concrete posts. Sectional concrete garden store. Courtesy garden tap.

**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 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.

Floor-plan:

