

**FOR  
SALE**



**1 CASTLE GROVE TERRACE, LOW ROAD**  
**CONISBROUGH**  
**DN12 3EA**

**OFFERS AROUND £129,995**

- End Terraced House
- Double Glazed Windows
- Lounge
- Bathroom
- Energy Performance Rating D
- Three Bedrooms
- Gas Central Heating
- Kitchen/diner
- Enclosed Rear Elevation
- Council Tax Band A

**Briefly comprising:**

**Entrance:**

Timber door leading to:

**Entrance hallway:**

Single panelled central heating radiator.

**Lounge:**

*12'11" x 10'3"max (3.94m x 3.12mmax)*

The focal point of this room is the timber fire surround with marble back plate and slightly raised marble hearth housing the coal effect electric fire with stainless steel trim and fender. Double panelled central heating radiator. Three double power points. Ceiling coving.



**Lounge:**



**Lounge:**



**Lounge:**



**Inner hallway:**

Staircase leading off. One single power point.

**Kitchen/diner:**

21'10"max x 15'5" (6.65mmax x 4.70m )

Fitted with a range of cream shaker style wall and base units. Further glazed unit for display purposes. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven. Gas hob inset into wood effect work surfaces. Canopy extractor fan above. Plumbed for automatic washing machine. Timber mantel with slightly raised tiled hearth.. Two double panelled central heating radiators. Four double power points. Two single power pints. Ceiling coving. Complimentary tiling. Timber door leading to the rear elevation. Door leading to:



**Kitchen/diner:**



**Kitchen/diner:**



**Kitchen/diner:**



**Kitchen/diner:**



**Cellar:**

With power and light. Wall mounted combination boiler which serves both the gas central heating system and the domestic hot water supply.

**Staircase:**

**First floor landing:**

**Bedroom no.1 front double:**

*14'5"max x 12'10" (4.39mmax x 3.91m)*

Fitted with a range of sliding door robes with hanging rail, shelving and one single power point. Double panelled central heating radiator. One double power point. Built-in storage cupboard.



**Bedroom no.1 front double:**



**Bedroom no.2 rear:**

*14'2" x 9'3" (4.32m x 2.82m)*

Single panelled central heating radiator. One double power point. One single power point. Built-in storage cupboard.



**Bathroom:**

8'7"x 5'7" (2.62mx 1.70m )

Fully tiled with bathroom sheeting which compliments the low level suite comprising: panelled bath with shower mixer tap with rail and curtain. Wash-hand basin with mixer tap and push button low flush W.C. Tiled sheeting to ceiling. Single panelled central heating radiator. Built-in storage cupboard.

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

15'9"max x 14'7" (4.80mmax x 4.45m )

Centre stairwell. Double panelled central heating radiator. Two double power points. Velux window. Laminate flooring.

**Exterior:**

A timber pedestrian gate gives access to the front garden which is laid to lawn bounded by timber fencing with concrete posts and brick walling with wrought iron railings above. The private and enclosed rear garden is laid to pebbles and is bounded by brick walling. Brick-built garden store. A timber pedestrian gate gives access to a rear service road.



### 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.

### 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) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
|                                             | 66                      | 83                                                                                  |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |                         |                                                                                       |
| (81-91) <b>B</b>                                                |                         |                                                                                       |
| (69-80) <b>C</b>                                                |                         |                                                                                       |
| (55-68) <b>D</b>                                                |                         |                                                                                       |
| (39-54) <b>E</b>                                                |                         |                                                                                       |
| (21-38) <b>F</b>                                                |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
|                                                                 |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |