

**FOR
SALE**



32 DRAKE HEAD LANE
CONISBROUGH
DN12 2AB

OFFERS AROUND £165,000

- Semi-detached Bungalow
- Upvc D.G & G.C.H
- Kitchen
- Gardens
- Council Tax Band B
- Two Bedrooms
- Lounge
- Conservatory
- Off-street Parking & Garage
- E.P.C Rating D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR

Registered in England No. 01758008

TELEPHONE (01709) 864414

E.MAIL: karen.myers@dunstanproperty.co.uk



Briefly comprising:**Entrance:**

Upvc door leading to:

Entrance hallway:

Single panelled central heating radiator. One single power point. Dado rail. Storage cupboard housing the boiler which serves both the gas central heating system and the domestic hot water supply

**Lounge**

15'3" x 12'8" (4.65m x 3.86m)

The focal point of this room is the Louis design fire surround with marble back plate and slightly raised marble hearth. Double panelled central heating radiator. Single panelled central heating radiator. One double power point. Two single power points. T.V aerial point. Ceiling coving. Decorative ceiling moulding.

**Lounge:**

Kitchen:

11'0" x 7'5" (3.35m x 2.26m)

Fitted with a range of oak wall and base units. Further glazed unit for display purposes. Single drainer stainless steel sink unit with mixer tap inset into marble effect work surfaces. Canopy extractor fan. Plumbed for automatic washing machine. Double panelled central heating radiator. One double power point. Three single power points. Half glazed Upvc door leading to the rear garden.



Kitchen:



Bedroom no.1 front double:

11'6" x 10'2" (3.51m x 3.10m)

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



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

11'3" x 8'5" (3.43m x 2.57m)

Single panelled central heating radiator. Two single power points.

**Bathroom:**

7'4" x 7'4" (2.24m x 2.24m)

Fully tiled to compliment the white suite comprising: panelled bath with shower mixer tap, rail and curtain. Circular wash-hand basin with mixer tap and storage beneath and low flush W.C. Separate glazed shower compartment housing the Mira electric shower. Single panelled central heating radiator. Window allowing natural light.

**Conservatory:**

Double panelled central heating radiator. One double power point. Upvc French doors.

Exterior:

The front of the property is open plan and mainly laid to lawn with a selection of plants and shrubs. A block paved driveway leads to the single brick built garage with up and over door. A wrought iron pedestrian gate adjacent to the side of the property leads to the private and enclosed rear garden. The rear garden is laid to lawn with a flagged patio area and ornamental fish pond surrounded by decking. The rear is bounded by timber fencing. Workshop with power and light, window allowing natural and Upvc door. Greenhouse. Timber garden shed

**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 B.

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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		
England & Wales	EU Directive 2002/91/EC	