

**FOR  
SALE**



**4 DENABY AVENUE**  
**CONISBROUGH**  
**DN12 3NN**

**OFFERS AROUND £179,999**

- Semi-detached House
- G.C.H & Upvc D.G
- Modern Kitchen & Bathroom
- Garden Room
- Council Tax Band
- Three Bedrooms
- Lounge/diner
- Private Front, Side & Rear Gardens
- Off-street parking
- Energy Performance Rating

**Briefly comprising:**

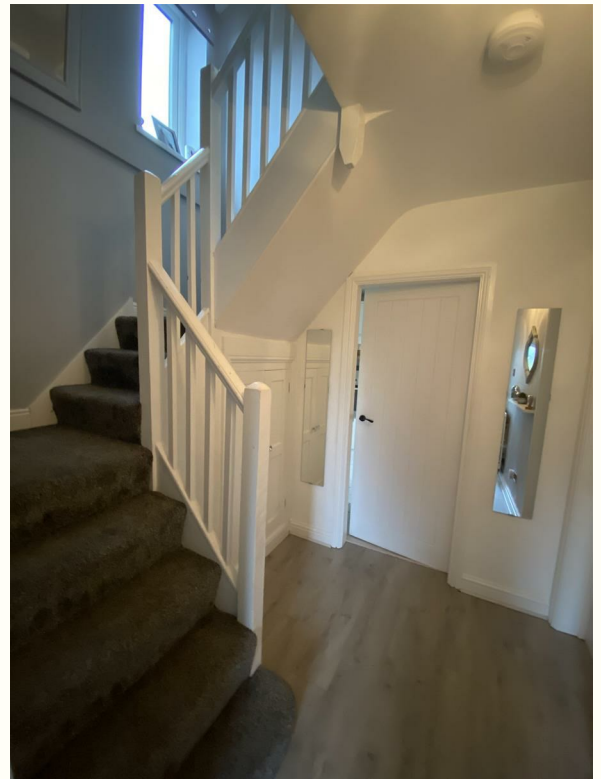
**Entrance:**

Upvc entrance door with etched glazed panel leads to:



**Entrance hallway:**

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



### Ground floor W.C:

Fitted with a white pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator. Extractor fan. Complimentary tiling. Laminate flooring



### Lounge/diner:

22'8"max x 10'11" exc bay window (6.91mmax x 3.33m exc bay window)

Two single panelled central heating radiators. Five double power points. Double windows. Laminate flooring.



### Lounge/diner:





Lounge/diner:



Lounge/diner:



Lounge/diner:



**Kitchen:**

18'00 x 12'10" (5.49m x 3.91m)

Fitted with a range of cashmere high gloss wall and base units. Single drainer sink unit with extending mixer tap. Tall unit housing the Zanussi built-in electric oven and microwave. Induction hob inset into wood effect work surfaces. Canopy extractor fan above with light. Plumbed for automatic washing machine. Integrated dishwasher. Integrated fridge/freezer. Modern tall white radiator. Three double power points plus those concealed serving the electrical appliances. Complimentary tiling. Tiled flooring. Glazed Upvc door leading to the side of the property.



**Kitchen:**



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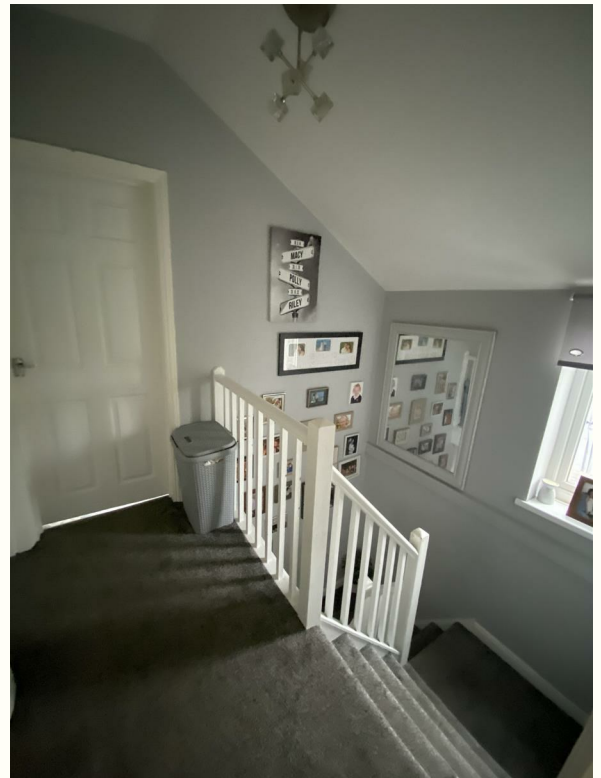


**Staircase:**

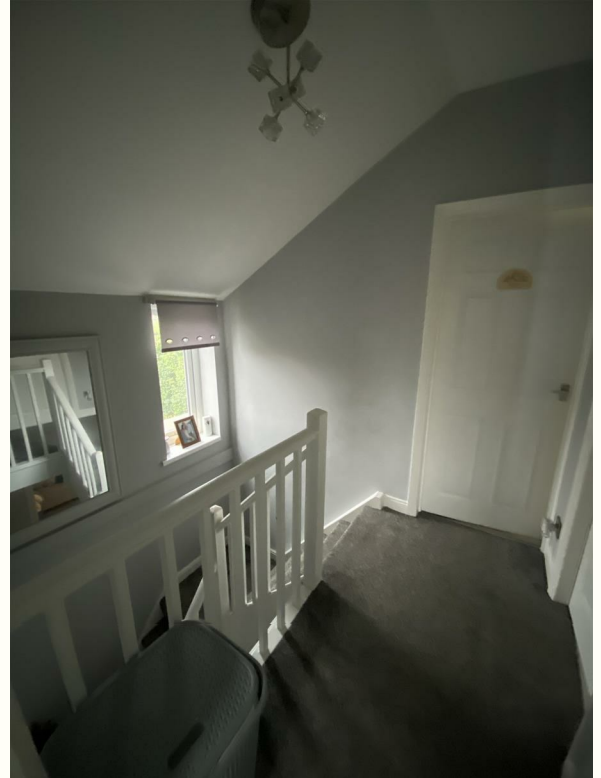
Dog-leg staircase. Window allowing natural light.

**First floor landing:**

Spindled balustrade. One single power point. Smoke alarm. Loft hatch.



**First floor landing:**



**bedroom no.1 front double:**

*11'9" x 11'1"max (3.58m x 3.38mmax)*

Single panelled central heating radiator. Four double power points. Ceiling down-lighters. Laminate flooring.



**Bedroom no.1 front double:**



**Bedroom no.1 front double:**



**Bedroom no.2 front double:**

*11'0"max x 9'1"max (3.35mmax x 2.77mmax)*

Double panelled central heating radiator. Three double power points. Built-in cupboard housing the Ideal Logic combination boiler which serves both the gas central heating system and the domestic hot water supply.

**Bedroom no.2 front double:**





**Bedroom no.2 front double:**



**Bedroom no.3 rear:**

8'11" x 8'7" (2.72m x 2.62m)

Double panelled central heating radiator. Three double power points.



**Bedroom no.3 rear:**



### Bathroom:

Fitted with a white low level suite comprising: shaped bath with waterfall mixer tap, floating vanity wash-hand basin with waterfall mixer tap and concealed cistern low flush W.C. Electric shower over bath with shaped glazed shower screen. Chrome ladder style radiator/towel rail. Twin aspect windows. Complimentary tiling.



### Bathroom:



### Garden room:

16'10" x 9'7" (5.13m x 2.92m)

Five double power points. Three single power points. Timber bar area. Georgia Upvc French doors gives access to the rear garden.



**Garden room:**



**Garden room:**



**Exterior:**

A wrought iron pedestrian gate gives access to the side of the property. The spacious front and side gardens are predominately laid to lawn with borders of plants and shrubs and is bounded by privet hedging and brick walling. The rear garden is laid to lawn with a flagged patio area and is bounded by privet hedging. Double timber gates to the side of the property allows vehicular access to a concrete driveway which allows off-street parking.





Exterior:



Exterior:



Exterior:





Exterior:



Exterior:

Exterior:



Exteior:



Exteior:




Exterior:



Exterior:



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<sub>2</sub>) 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	