

**FOR
SALE**



40 WOOD VIEW
CONISBROUGH
DN12 2BJ

REDUCED TO £185,000

- Semi-detached House
- G.F.C.H & Upvc D.G
- Conservatory
- Bathroom & Separate W.C.
- EPC Rating C
- Three Bedrooms
- Lounge
- Fitted Kitchen
- Gardens & Single Garage
- Council Tax Band B

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Briefly comprising:

Entrance:

Upvc door leading to:

Entrance hallway:

Staircase leading off. Double panelled central heating radiator. One single power pint.



Entrance hallway:



Lounge/diner:

20'4" x 13'4" (6.20m x 4.06m)

A light, spacious open plan living and dining room with a focal point being the mahogany fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire. Two single panelled central heating radiators. One double power point. Four single power points. T.V.aerial point. Ceiling coving. Single glazed door with matching side panel allowing light into the dining area which leads to:



Lounge/diner:



Lounge/diner:



Lounge/diner:



Lounge/diner:



Lounge/diner:



Conservatory:

9'9" x 8'0" (2.97m x 2.44m)

Brick built with Upvc windows. Single panelled central heating radiator. Three double power points. Wall lights. Upvc door leads to the rear garden.



Conservatory:



Conservatory:



Kitchen:

11'0" x 8'5" (3.35m x 2.57m)

Fitted with a range of beech wall and base units with stainless steel pillar handles and concealed lighting. Acrylic 1.1/2 bowl sink unit with mixer tap. Built-under double oven. Gas hob inset into granite effect work surfaces. Canopy extractor fan above with light. Integrated dishwasher. Plinth heater. Two double power points. One single power point plus those concealed serving the electrical appliances. Cooker point. Plinth lighting. Under-stairs storage cupboard with light. Complimentary tiling. Upvc half glazed door leading to the side of the property.



Kitchen:



Kitchen:



Kitchen:



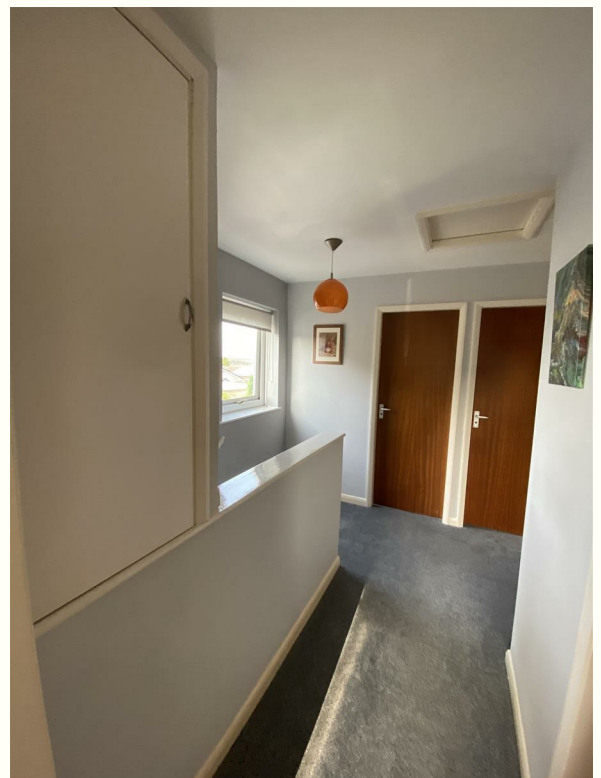
Kitchen:



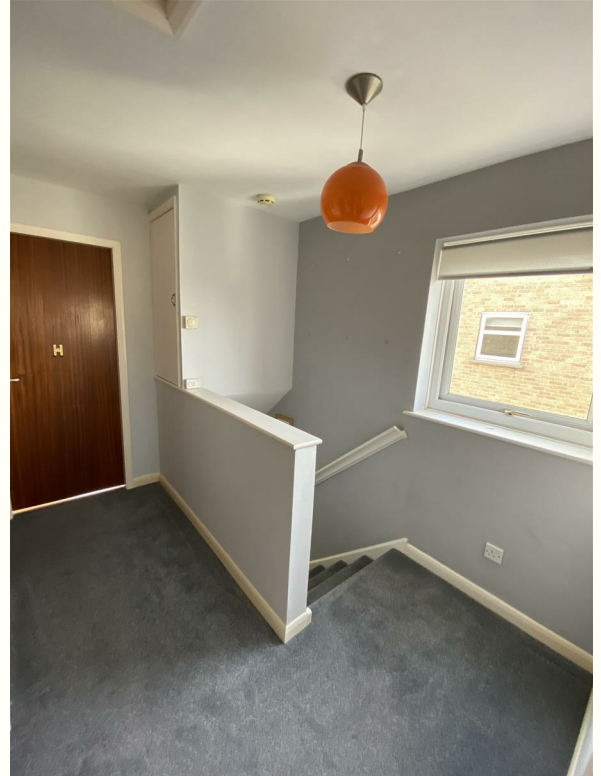
Staircase:

First floor landing:

One single power point. Loft hatch. Built-in cupboard housing the newly installed Glow-worm combination boiler which serves both the central heating system and the domestic hot water supply.



First floor landing:



Bedroom no.1 front double:

11'1"exc robes x 9'6" (3.38mexc robes x 2.90m)

Fitted with a range of mahogany robes with hanging rail. Single panelled central heating radiator. Two single power points. Ceiling coving.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 rear double:

10'3" x 7'10"max (3.12m x 2.39mmax)

Fitted with a range of built in robes with dressing table and overhead storage. Single panelled central heating radiator. One double power point. One single power point.



Bedroom no.2 rear double:



Bedroom no.3 front:

7'9"max x 6'9"max (2.36mmax x 2.06mmax)

Double robe with over bed storage. Single panelled central heating radiator.

Two double power points. Laminate flooring.



Bedroom no.3 front:



Bedroom no.3 front:



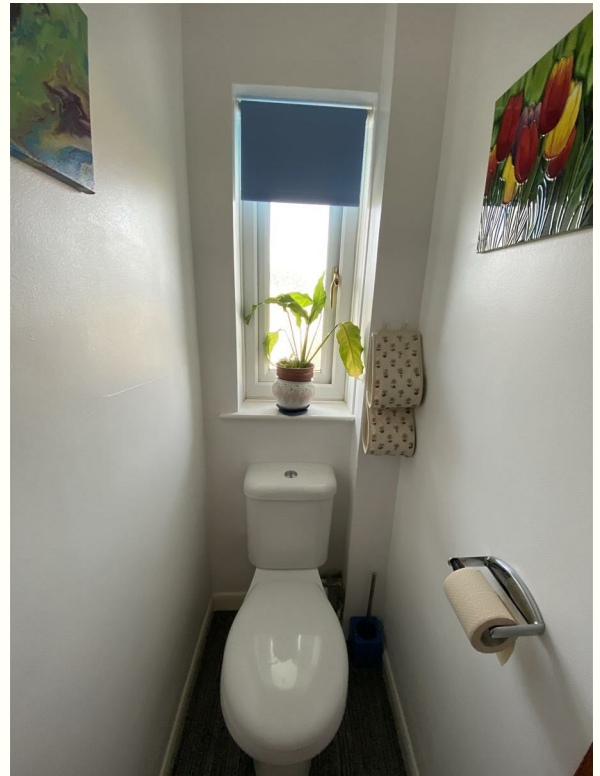
Bathroom:

Fully tiled to compliment the white low level suite comprising: twin-hand grip panelled bath, vanity wash-hand basin with mixer tap. Mira sport electric shower over bath with rail and curtain. Chrome ladder style radiator/towel rail.



Separate W.C:

Fitted with a low flush push button W.C. Window allowing natural light.



Exterior:

The front of the property has a flagged driveway which allows off-street parking and extends past the side of the property to the brick built single garage with up-and-over door. The front garden is mainly laid to lawn with a selection of well established plants, fruit trees and shrubs. The private and enclosed rear garden is predominately laid to lawn with a selection of plants, trees and shrubs and is bounded by timber fencing with concrete posts. 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 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:

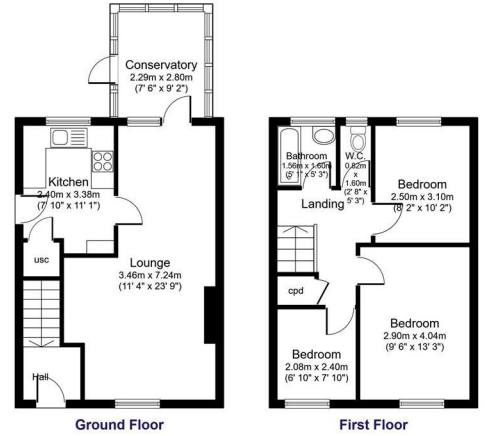
Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your 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.

Floor-Plan

40, Wood View, Conisbrough, DONCASTER, DN12 2BJ
 Total floor area 80.4 sq.m. (866 sq.ft.) approx



Floor plans are for identification purposes only. All measurements are approximate.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	