

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**19 BENTINCK STREET**  
**CONISBROUGH**  
**DN12 3EW**

**OFFERS AROUND £105,000**

- Mid Terraced House
- Gas Central Heating
- Lounge
- Bathroom
- E.P.C Rating
- Three Bedrooms
- Upvc D.G
- Kitchen
- Rear Elevation
- Council Tax Band A

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:

**Lounge:**

*13'10"max x 13'8"max (4.22mmax x 4.17mmax)*

The focal point of this room is the decorative fire surround with slightly raised marble hearth. Double panelled central heating radiator. Two double power points. Ceiling coving. Dado rail.



**Lounge:**



**Lounge:**



**Inner hallway:**

Staircase leading off.

**Kitchen:**

13'8" x 10'2" (4.17m x 3.10m)

Fitted with a range of white wall and base units. Single drainer stainless steel sink unit. Single panelled central heating radiator. Three double power points. Canopy extractor fan. Plumbed for automatic washing machine. Under-stairs storage cupboard. Complimentary tiling. Upvc door leading to the rear elevation.



**Kitchen:**



**Kitchen:**



**Kitchen:**



**Staircase:**

**First floor landing:**

Built-in cupboard for useful storage.

**Bedroom no.1 front double:**

*13'10"max x 13'9"max (4.22mmax x 4.19mmax )*

Double panelled central heating radiator. Two double power points. Ceiling coving. Dado rail. Wall mounted Glow Worm combination boiler which serves both the central heating system and the domestic hot water supply.



**Bedroom no.1 front double:**



**Bedroom no.1 front double:**



**Bedroom no.2 rear:**

10'2" x 7'6" (3.10m x 2.29m)

Single panelled central heating radiator. One double power point. Ceiling coving. Laminate flooring.



**Bedroom no.2 rear:**



**Bathroom:**

Fitted with a white twin hand grip panelled bath, pedestal wash-hand basin and push button low flush W.C. Electric shower over bath with rail and curtain. Extractor fan.

Tongue & grooved ceiling. Tiled sheeting and complimentary tiling.



**Bathroom:**



**Further stairs:**

Ranch style balustrade.

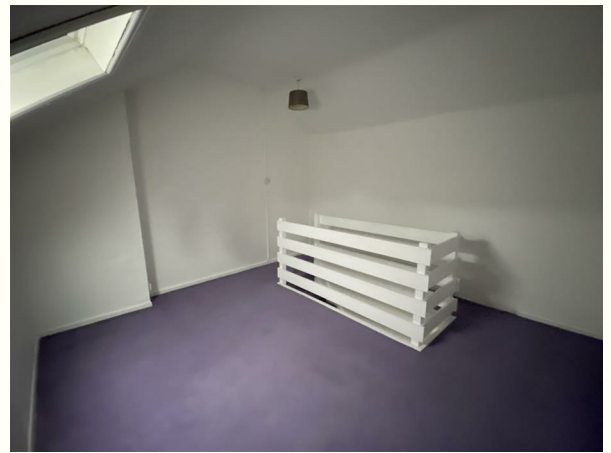
**Bedroom no.3 attic:**

13'9"max x 13'0"max (4.19mmax x 3.96mmax)

One double power point. Velux window.



**Bedroom no.3 attic:**



**Exterior:**

Via a rear service road there is a timber pedestrian gate that gives access to the private rear elevation which has a small area of artificial turf and a flagged patio area, bounded by timber fencing with concrete posts.



**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.

