

**FOR
SALE**



5 MEDLEY VIEW
CONISBROUGH
DN12 2DT

OFFERS AROUND £169,995

- Semi-detached House
- G.C.H & Upvc D.G
- Conservatory
- Private Rear Garden
- E.P.C Rating D
- Three Bedrooms
- Lounge & Dining Room
- Kitchen
- Garage
- Council Tax Band B

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Briefly comprising:

Entrance:

Upvc entrance door with etched glazed panel leading to:

Entrance hallway:

Single panelled central heating radiator. Egg & dart ceiling coving. Plaster ceiling rose.

Lounge:

15'6"max x 15'3"max (4.72mmax x 4.65mmax)

The focal point of this room is the marble Louis design fire surround with marble back plate and slightly raised shaped marble hearth housing the coal effect electric fire. Double panelled central heating radiator. Two double power points. Egg & dart ceiling coving. Plaster ceiling rose. Square bay window. Dog-leg spindled staircase leading off. Under-stairs storage cupboard. Archway leading to:



Lounge:



Lounge:



Lounge:



Lounge:



Dining room:

9'6" x 7'6" (2.90m x 2.29m)

Single panelled central heating radiator. Two double power points. Egg & dart ceiling coving. Plaster ceiling rose.



Kitchen:

9'6" x 7'3" (2.90m x 2.21m)

Fitted with a range of pear wall and base units. 1.1/2 bowl acrylic sink unit with mixer tap. Built-under electric oven. Gas hob inset into granite effect work surfaces. Extractor fan. Plumbed for automatic washing machine. Single panelled central heating radiator. Two double power points plus those concealed serving the electrical appliances. Wall mounted combination boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling. Laminate flooring.

**Kitchen:****Conservatory:**

12'7"max x 10'7"max (3.84mmax x 3.23mmax)

Brick built with Upvc windows. Double panelled central heating radiator. Ceiling fan/light. Three double power points. Upvc French doors leading to the rear garden. Laminate flooring.

**Staircase:**

decorative niche.

First floor landing:

Single panelled central heating radiator. One double power point. Loft hatch leading to the partly boarded out loft. Smoke alarm. Egg & dart ceiling coving. Window allowing natural light.



Bedroom no.1 rear double:

13'0" x 8'6" (3.96m x 2.59m)

Fitted with a range of cream built-in robes with over bed storage with matching bedside cabinets. Single panelled central heating radiator. Two double power points. Ceiling coving.



Bedroom no.1 rear double:



Bedroom no.1 rear double:



Bedroom no.2 front double:
12'5" x 8'6" (3.78m x 2.59m)
Single panelled central heating radiator. Two double power points. Ceiling coving. Ceiling down-lighters. Ceiling fan/light.



Bedroom no.2 front double:



Bedroom no.3 front:

7'9" x 6'5" (2.36m x 1.96m)

Single panelled central heating radiator. One double power point. Ceiling coving. Plaster ceiling rose.

**Bathroom:**

Fitted with a white low level suite comprising: twin-hand grip panelled bath with Victorian shower mixer tap. Pedestal wash-hand basin and low flush W.C. C

**Exterior:**

Double wrought iron gates to the front of the property allow vehicular access on to a concrete driveway. The front garden is mainly laid to lawn and has a corner border of plants and is bounded by brick walling with wrought iron railings between brick-built pillars. The driveway extends past the side of the property to the rear which has a brick-built garage with up-and-over door, power and light. The rear garden is predominantly laid to lawn, bounded by timber fencing. Courtesy garden tap.



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.

Floor-plan:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(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	