



11a Park Road, Conisbrough, Doncaster, DN12 2EQ

**Offers In The Region Of £199,950**

This superbly appointed property is offered with exemplary standards within situated to be within this most convenient location. Within walking distance of the local amenities within Conisbrough itself and local schooling both primary and secondary. Ideally placed for access into both Doncaster and Rotherham town centre for the commuter an early inspection is necessary to appreciate the standards on offer.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Conisbrough

The name Conisbrough comes from the Old English Cyningesburh (first recorded c. 1000) meaning "king's stronghold" or "king's fortified place. Conisbrough contains what is believed to be the oldest building in South Yorkshire: the probably 8th-century Anglo-Saxon St Peter's Church. The church was enlarged in the twelfth century, and David Hey claims that it was a Minster church, forming the centre of a large, early parish covering all or much of the eleventh century Fee of Conisbrough.[5]

## Entrance Hallway



With front facing entrance door, central heating radiator and side facing upvc window,

## Stunning Entertaining Kitchen 17'6" x 11'10" (5.35 x 3.61)



Super modern fitted kitchen with a range of high gloss wall and base units with wooden effect worktops above to compliment the finish incorporating a breakfast bar which forms a focal point with a stainless steel sink unit and drainer which sits beneath the rear-facing window.

Built into the kitchen design is a ceramic hob with extractor hood above and electric oven below, fridge freezer, and washing machine. The rooms flows off into the dining space where adequate space is provided to place a table and chairs. Double doors open out onto the paved patio entertainment area.

## Lounge 11'8" x 12'9" (3.56m x 3.89m)



Tastefully decorated family living area located at the front of the home featuring a stunning bay window creating light and space. A fireplace hosting log burner creates a focal point.

## Principal Bedroom 11'3" x 14'1" (3.43m x 4.31m)



With a bow window creating a seating area and central heating radiator.

## Bedroom Two 11'2" x 10'6" (3.41m x 3.21m)

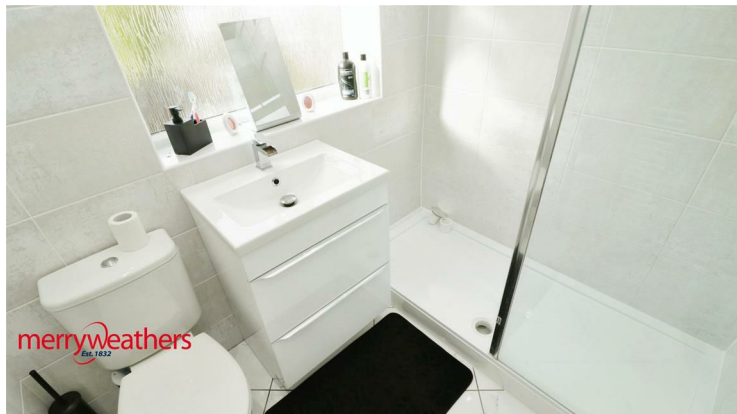


With a rear aspect, upvc glazing and central heating radiator.

## Bedroom Three 5'10" x 6'7" (1.80m x 2.02m)

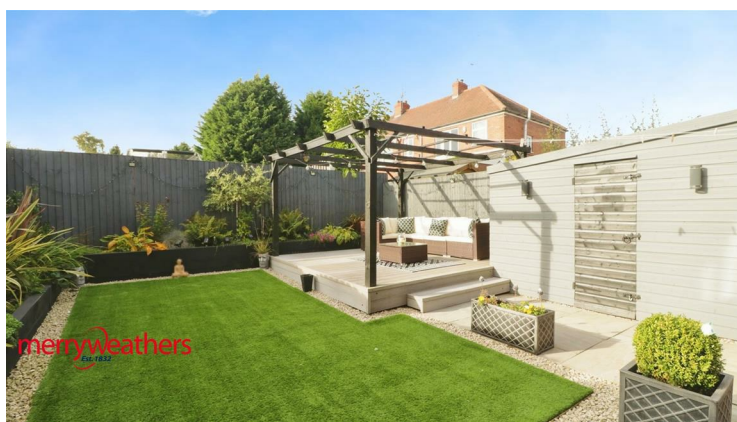
With upvc glazing and central heating radiator.

## Bathroom



Fully tiled family bathroom suite comprising of a bath with shower above, WC, wash hand basin, and chrome heated towel radiator.

## External



Traditional semi-detached home approached via a blocked paved driveway offering off road parking for a number of vehicles. To the rear is a mainly lawned garden featuring a paved patio area to enjoy outdoor dining in the warmer months, Towards the rear of the garden is a raised flower bed stocked with shrubs and planting. There are two outbuildings allowing for storage of gardening equipment.

## Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

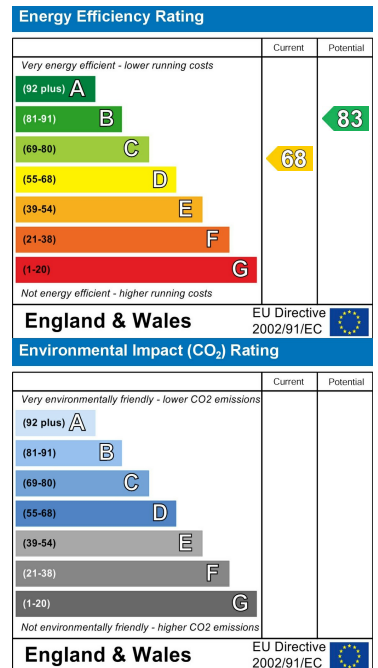
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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