



83 Elm Green Lane, Conisbrough, Doncaster, DN12 3HS

Guide Price £185,000

*** GUIDE PRICE £185,000 - £190,000 ***

Situated within grounds of good extent, on this sought after street is this Detached 1950s family home. Offered with the opportunity to renovate and create a dream home, the property hosts gas fired central heating and double glazing throughout. Within walking distance of the comprehensive amenities within the town centre, the historic Conisbrough Castle is only a stones throw away.

Merryweathers

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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]

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - 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.

Entrance Hallway



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 11'6" x 13'5" (3.52 x 4.09m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the gas fire inset.

Dining Kitchen 14'11" x 15'4" (4.57 x 4.69m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit. The kitchen is fitted with a comprehensive range of units. With space and plumbing for an automatic washing machine, central heating radiator and access to the side lobby.

Downstairs WC



With WC, central heating radiator and hosting the wall mounted central heating boiler system.

Principal Bedroom 12'6" x 9'6" (3.83 x 2.92m)



With a rear facing upvc window, central heating radiator and range of fitted wardrobes.

Bedroom Two 10'4" x 9'2" (3.16 x 2.80m)



With a front facing upvc window and central heating radiator with a range of fitted wardrobes.

Bedroom Three 7'5" x 7'6" (2.27 x 2.30m)



With a front facing upvc window and central heating radiator with fitted storage.

Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front of the property is a driveway providing off road parking. The front of the property is well guarded by mature shrubbery and set back from the road itself. To the rear are extensive gardens, separated into low maintenance areas and laid to lawn gardens. The garden is of good extent and with well stocked borders hosting mature trees.

External Store

Brick built store providing useful storage.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

