

9 Wheat Croft, Conisbrough, Doncaster, DN12 2BL

**Guide Price £270,000**

\*\*\* GUIDE PRICE £270,000 - £275,000 \*\*\*

Only by internal inspection can this modern detached bungalow be appreciated which has been improved and remodelled by the current vendor. With direct access to the impressively maintained gardens, the newly refitted kitchen and bathrooms are well presented. With external day room with WC adjoining the garage area an early viewing is essential to fully appreciate.

## 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]

## Material Information

Council Tax Band - B

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

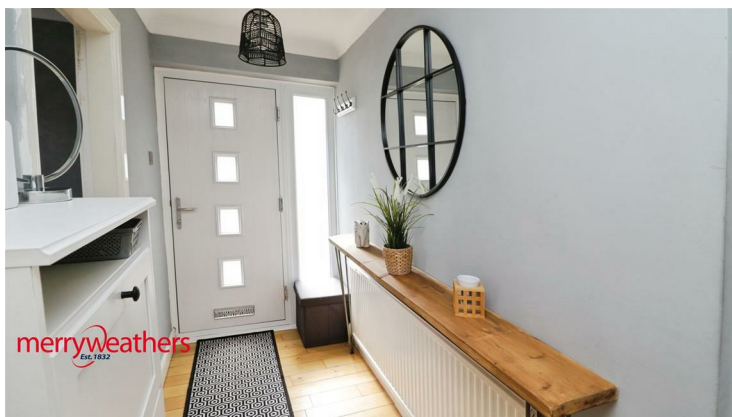
Coal mining area South Yorkshire is a mining area

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 an entrance door, central heating radiator and access to the ground floor accommodation.

## Lounge



Stunning reception room adjoining the dining area, with rear facing upvc window overlooking the impressive gardens and central heating radiator.

## Dining Area



With open access to the kitchen and lounge areas, there are upvc french doors entering the enclosed rear gardens.



## Kitchen



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob, with oven below and extractor above. There are integrated items to include a fridge and freezer and with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above

## Master Bedroom



With a front facing uvpc window and central heating radiator.

## Bedroom Two



With a front facing uvpc window and central heating radiator.

## Bathroom



Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin

and low flush WC. With central heating radiator and opaque double glazed window.

## Garage / Day Room



The single garage is secured by an up and over garage door and is adjoined by an impressive day room, with attached WC. The room allows access to the immaculate rear gardens.

## External



To the front of the property is ample car parking for a number of vehicles with driveway preceding the garage. To the rear are established gardens, mainly laid to lawn with impressive patio areas, external bar and mature trees.

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

