



64 Rye Croft, Conisbrough, Doncaster, DN12 2BD

Offers Around £175,000

Occupying this envious cul de sac position is this semi detached bungalow priced to reflect the slight modernisation required. Sold with no onward vendor chain, the property is fully double glazed and central heated, with driveway providing off road parking for more than one vehicle which in turn precedes the single garage. With low maintenance gardens to the rear enjoying a degree of privacy.

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]

Entrance Hallway

With a front facing entrance door, central heating radiator and access to the accommodation.

Lounge 15'5" x 16'0" (4.70m x 4.88m)



Dual aspect lounge reception room with front and side facing upvc window with feature fireplace and central heating radiators.

Kitchen 10'11" x 7'6" (3.35 x 2.31)



Set beneath the rear facing UPVC double glazed window

and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units and integrated cooking appliances. With a rear facing upvc entrance door entering the rear garden.

Principal Bedroom 8'4" x 11'8" (2.56 x 3.58)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 8'6" x 11'3" (2.60 x 3.44)



With a front facing upvc window and central heating radiator

Shower Room



With a three piece suite comprising of a cubicle with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Single garage secured by an up and over garage door, with power and lighting and side courtesy door.

External

There are low maintenance gardens to the rear, mainly paved patio with greenhouse. To the front is a driveway which in turn precedes the garage, with artificial lawn frontage.

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.

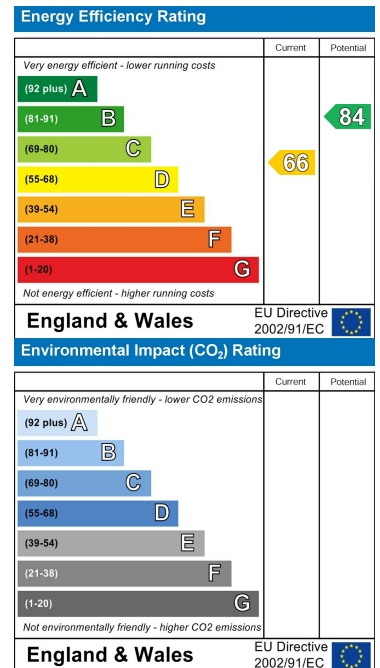
Floor Plan



Area Map



Energy Efficiency Graph



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