



Conduit Road, Bessacarr Doncaster

welcome to

Conduit Road, Bessacarr Doncaster

Situated on this sought after development is this stylishly presented three bedroom detached family home. Benefiting from a downstairs WC, utility room, master bedroom with en-suite, a driveway and garage.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

With a front facing door, a useful storage cupboard and stairs which rise to the first floor.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin with mixer tap and splashback tiling.

Lounge

12' 9" x 12' 1" (3.89m x 3.68m)

With a front facing double glazed window and a central heating radiator.

Dining Kitchen

18' 2" x 9' 1" (5.54m x 2.77m)

Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the insert sink with mixer tap. The kitchen has a four ring gas hob with splashback and extractor above, an electric oven and an integrated fridge-freezer and dishwasher. There is a central heating radiator, under unit lighting, a rear facing double glazed window and rear facing French doors which lead out to the rear garden.



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Utility Room

6' x 5' 2" (1.83m x 1.57m)

There are work surfaces with storage beneath, a cupboard housing the gas central heating boiler, a central heating radiator and a rear facing double glazed window.

First Floor Landing

Bedroom One

12' 11" max x 10' 8" (3.94m max x 3.25m)

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, a central heating radiator and a front facing obscure double glazed window.

Bedroom Two

8' 8" x 9' 4" (2.64m x 2.84m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 6" x 9' 5" (2.90m x 2.87m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a bath with shower over. There is tiling to the walls and floor, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property there is a pathway to the front entrance with various shrubs. There is a block paved driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with a paved patio and various shrubs to the borders.

Garage

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- ATTRACTIVE LOUNGE
- FABULOUS DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE
- OFF ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£255,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126936 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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