

**FOR  
SALE**



**94 CORN HILL  
CONISBROUGH  
DN12 2BG**

**OFFERS AROUND £275,000**

- Detached House
- G.C.H & Upvc D.G
- Separate Dining Room
- Fitted Kitchen
- Council Tax Band C
- Three Double Bedrooms
- Lounge
- Conservatory
- Private Gardens & Single Garage
- Energy Performance Rating B

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR

Registered in England No. 01758008

TELEPHONE (01709) 864414

E.MAIL: karen.myers@dunstanproperty.co.uk



**Briefly comprising:**

**Entrance:**

Half glazed Upvc door leading to:



**Entrance hallway:**

Single panelled central heating radiator. Ceiling coving. Plaster ceiling rose. Laminate flooring.



**Ground floor W.C:**

Fitted with a pedestal wash-hand basin and low flush W.C. Extractor fan. Complimentary tiling.



**Lounge:**

*17'11"max x 12'7"max (5.46mmax x 3.84mmax)*

The focal point of this room is the timber fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire with brass trim and fender. Single panelled central heating radiator. Three double power points. Egg & dart ceiling coving. Plaster ceiling rose. Spindled staircase leading off. Bow window. Smoke alarm. Twin aspect windows. Archway leading to:



**Lounge:**



**Lounge:**



**Dining room:**

*11'11" x 9'1" (3.63m x 2.77m )*

Single panelled central heating radiator. Two double power points. Two single power points. Egg & dart ceiling coving. Plaster ceiling rose. Archway leading to:



**Dining room:**



**Kitchen:**

11'10" x 8'3" (3.61m x 2.51m)

Fitted with a range of medium oak wall and base units. Belfast pot sink with mixer tap. Tall unit housing the electric oven. Gas hob inset into granite effect work surfaces with matching uplifts. Canopy extractor fan above. Two double power points. Two single power points plus those concealed serving the electrical appliances. Cooker point. Plumbed for automatic washing machine. Integrated dishwasher. Integrated fridge. wall unit housing the combination boiler which serves both the gas central heating system and the domestic hot water supply. Twin aspect windows. Tongue & grooved ceiling. Complimentary tiling.

**Kitchen:****Conservatory:**

Double panelled central heating radiator. Three double power points. Ceiling light/fan. Wall light. Laminate flooring. Upvc French doors lead to the rear garden.

**Staircase:**

**First floor landing:**

Spindled balustrade. One single power point. Ceiling coving. Plaster ceiling rose. Window allowing natural light. Built-in cupboard for useful storage. Loft hatch.



**First floor landing:**



**Bedroom no.1 front double:**

12'10" x 10'9" (3.91m x 3.28m)

Single panelled central heating radiator. Three single power points. Ceiling coving.



**Bedroom no 1:**



**Bedroom no 1:**



**Bedroom no.2 rear double:**

*11'9"max x 10'8"max (3.58mmax x 3.25mmax)*

Single panelled central heating radiator. Three single power points. Ceiling coving. Laminate flooring.



**Bedroom no 2:**



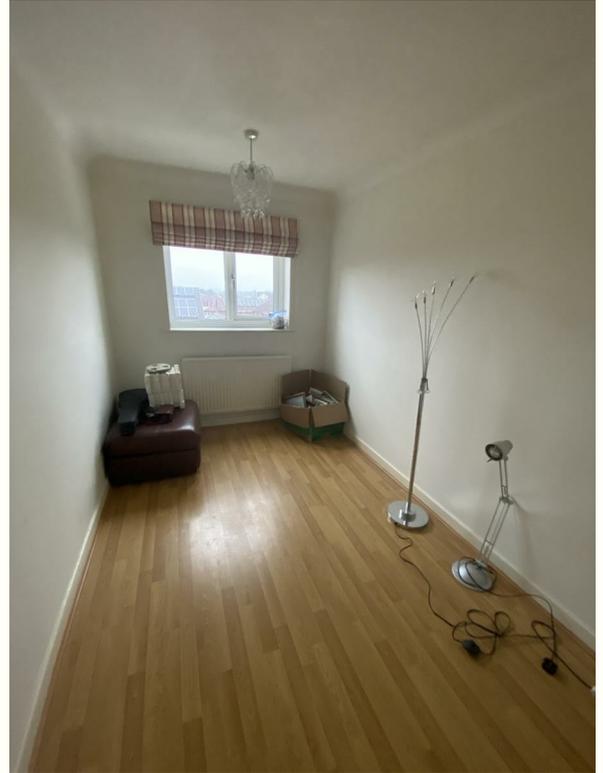
**Bedroom no 2:**



**Bedroom no.3 front double:**

12'2" x 6'10" (3.71m x 2.08m)

Single panelled central heating radiator. Two single power points. Built-in cupboard for useful storage. Laminate flooring.



**Bedroom no 3:**



**Wet room:**

Fully tiled to compliment the vanity wash-hand basin with drawers beneath and water fall mixer tap. Push button low flush W.C. Power shower. Modern chrome ladder style radiator/towel rail.



**Wet room:**



**West room:**



**Exterior:**

The front of the property is open plan and laid to lawn. A concrete driveway to the side of the property allows off-street parking and leads to the brick built semi-detached garage with apex roof, up-and-over door, power and light. Adjacent to the side of the property is a wrought iron pedestrian gate which gives access to the rear garden which is laid to lawn with a flagged patio area and is bounded by timber fencing with concrete posts.



**Exterior:****Exterior:****Rear view:****Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

**Services:**

Mains gas, electricity, water and drains are all connected to the property. Solar panels are fitted owned by A Shade Greener.

**Council Tax Band:**

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band C.

**Measuring policy:**

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

**Viewing:**

Please contact Agent.

**Free valuation:**

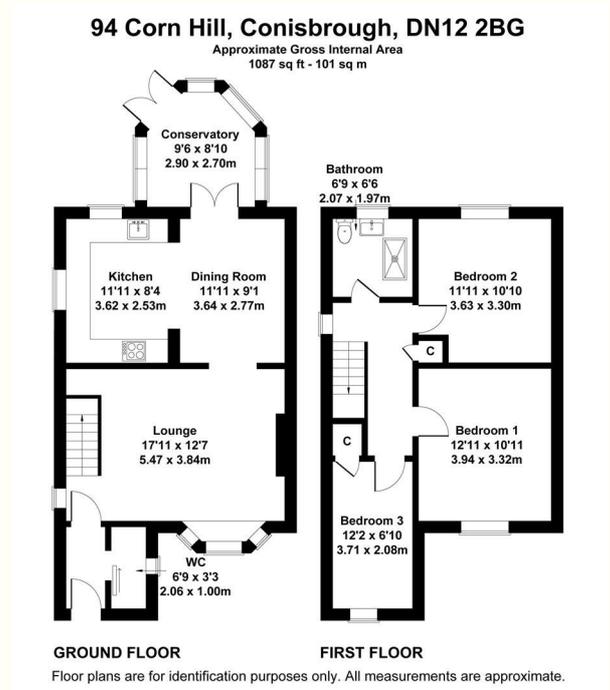
If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

**Making an offer:**

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

**Money laundering:**

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

**Floor-plan:**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

83 83

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	