



Maple Grove

Conisbrough, Doncaster DN12 2JR

- TWO BEDROOMS
- uPVC DOUBLE GLAZING
- NEUTRAL DECOR
- POTENTIAL RENTAL £7500pa
- LOW GROUND RENT & SERVICE CHARGES
- TWO STOREY MAISONETTE
- COMBINATION BOILER
- GOOD LOCATION
- EPC RATING D

Offers In The Region Of £85,000 Leasehold





Situated on Maple Grove, Conisbrough, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 732 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or property investors with potential rental income of £7500 per annum.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The flat also boasts a well-appointed bathroom, ensuring all your daily needs are met with ease.

Constructed in 1950, this property carries a sense of character and history, while still offering the modern amenities required for contemporary living. The surrounding area of Conisbrough is known for its friendly community and local amenities, including shops, parks, and schools, making it a desirable location for residents.

Whether you are looking to invest in your first home or seeking a rental opportunity, this flat in Maple Grove presents a wonderful chance to enjoy comfortable living in a lovely neighbourhood. Don't miss the opportunity to make this charming property your own.

FIRST FLOOR ACCOMMODATION

uPVC panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing. Double panelled central heating radiator. Under stairs storage cupboard. Intercom.

KITCHEN

14'5" * 6'3"

uPVC double glazed windows to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob. Space and plumbing for an automatic washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Single panelled central heating radiator. Tiles to splash back areas. Storage cupboard off housing a combination boiler.

LOUNGE

13'11" * 12'7"

uPVC double glazed window to rear and side elevation. Single panelled central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway.

BEDROOM ONE

12'8" * 12'1"

uPVC double glazed window to side and rear elevation. Double panelled central heating radiator. Two storage cupboards off.

BEDROOM TWO

12'5" * 9'2"

uPVC double glazed window to side elevation. Single panelled central heating radiator.

BATHROOM

6'10" * 6'3"

uPVC double glazed window to side elevation. Suite in white comprising bath with electric shower over hand wash pedestal basin and low flush WC. Fully tiled to all walls and floor.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by mains supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by mains supplier.

Heating is gas and supplied by mains supplier.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is unknown at this time.

Local Authority Doncaster
Council Tax Band A
EPC Rating D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.