



22 Micklebring Grove, Conisbrough, Doncaster, DN12 2LG

Asking Price £175,000

This three-bedroom semi-detached house is for sale in Conisbrough, near Doncaster. Neutrally decorated throughout, it offers a practical layout featuring one reception room and one bathroom, providing a straightforward base for everyday living.

Conisbrough offers a range of local amenities, including shops, cafés and essential services centred around the town and its high street. The historic Conisbrough Castle and surrounding green spaces provide opportunities for local walks and leisure activities.

Public transport is available from Conisbrough railway station, which provides services towards Doncaster, Sheffield and other South Yorkshire destinations. Journey times are typically around 10–15 minutes to Doncaster and approximately 20–25 minutes to Sheffield, offering convenient links for commuting or leisure. Road access towards the A1(M) and M18 connects Conisbrough with the wider regional motorway network.

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 - C

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 - Shared 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.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Porch



Reception Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 12'11" x 12'10" (3.96 x 3.92m)



With a front facing upvc bay window, central heating radiator and decorative coving to the ceiling

Dining Kitchen 19'1" x 9'7" (5.84 x 2.94m)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities and rear facing entrance door.

Dining Area 6'8" x 5'9" (2.05 x 1.77m)



Forming part of an extension with rear facing upvc window.

Storage Room

Hosting power and lighting.

Bedroom One 9'11" x 13'6" (3.04 x 4.14m)



With a front facing upvc window and central heating radiator.

Bedroom Two 8'11" x 10'8" (2.73 x 3.27m)



With a rear facing upvc window, central heating radiator and fitted storage.

Bedroom Three 8'7" x 8'4" (2.64 x 2.56m)



With front facing upvc window and central heating radiator.

Shower Room



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

Garage

Single detached garage with power and lighting.

External

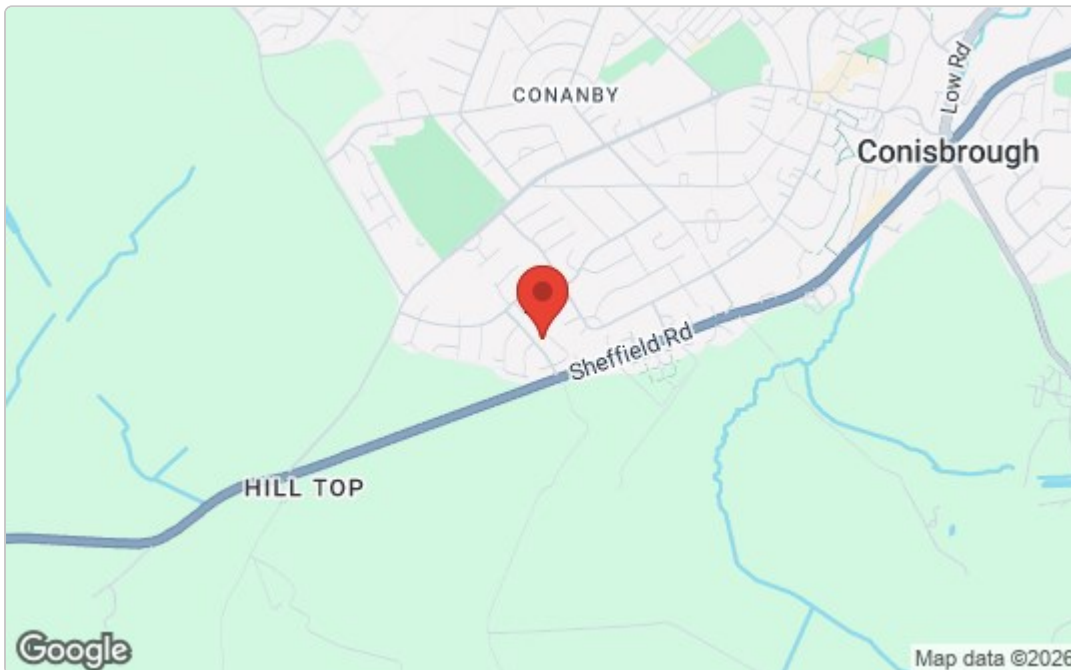


To the front is a shared access driveway which in turn leads to off road parking and detached garage. To the rear is a good sized family garden, laid to lawn and paved patio area.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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