

# FOR SALE

**dunstan**  
ESTATE AGENTS · VALUERS · INSURANCE SERVICES



**75 CHURCH STREET  
CONISBROUGH  
DN12 3JL**

**OFFERS AROUND £135,000**

- Mid Terraced House
- G.C.H & Upvc D.G
- Separate Dining Room
- Bathroom
- Energy Performance Rating D
- Two Double Bedrooms
- Lounge
- Fitted Kitchen
- Rear Elevation
- Council Tax Band A

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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**Briefly comprising:****Entrance:**

Upvc door with light above leads to:

**Lounge:**

13'0" x 12'6"max (3.96m x 3.81mmax )

The focal point of this room is the timber fire surround with slightly raised hearth housing the pebble effect electric fire with stainless steel trim. Single panelled central heating radiator. Two double power points. Dado rail. Under stairs storage cupboard.

**Lounge:****Lounge:**

**Dining room:**

13'12"max x 12'11" (3.96mmax x 3.94m)

Fitted with a timber fire surround with slightly raised hearth housing the coal effect electric fire. Single panelled central heating radiator. Three double power points. Ceiling down-lighters. Ceiling coving. Plaster ceiling rose.

**Dining room:****Dining room:**

**Kitchen:**

7'11" x 7'5" (2.41m x 2.26m)

Fitted with a range of grey wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into granite effect work surfaces. Canopy extractor fan with light. Plumbed for automatic washing machine. Three double power points. Two single power points. Cooker point. Fully tiled. Upvc door leading to the rear elevation.

**Kitchen:****Staircase:**

**First floor landing:**

Loft hatch.

**Bedroom no.1 front double**

13'0"max x 12'6" (3.96mmax x 3.81m)

Single panelled central heating radiator. Three double power points. Built-in cupboard with hanging rail.

**Bedroom no.1 front double:**

**Bedroom no.2 rear double:**

13'1" x 10'1" max (3.99m x 3.07m max)

Single panelled central heating Three double power points. Built-in cupboard with hanging rail.

**Bedroom no.2 rear double:****Bathroom:**

7'9" x 7'4" (2.36m x 2.24m)

Fitted with a low level suite comprising: twin hand grip panelled bath, pedestal wash-hand basin and push button low flush W.C. Power shower over bath with rail and curtain. Double panelled central heating radiator. Built-in cupboard housing the Logic combination boiler which serves both the gas central heating system and the domestic hot water supply. Extractor fan. Tiled sheeting to walls.



**Exterior:**

A wrought iron pedestrian gates gives shared access to the front of the property which is laid to block paving and bounded by walling. A timber pedestrian gate gives access to the rear elevation.

**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.

**Council Tax Band:**

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

**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.

**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>	67	85
(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	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	