

# FOR SALE



**63 CLIFTON HILL  
CONISBROUGH  
DN12 2DS**

**OFFERS AROUND £375,000**

- Detached Bungalow
- G.C.H & Upvc D.G
- Fitted Kitchen
- Private Gardens to Front, Side & Rear
- Council Tax Band C
- Three Double Bedrooms
- Lounge/diner
- Bathroom
- Detached Garage & Utility
- Energy Performance Rating D

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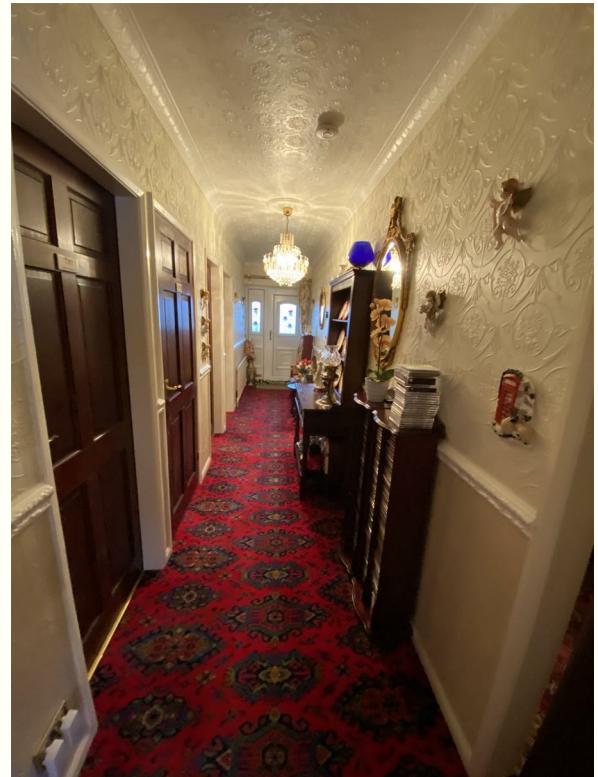
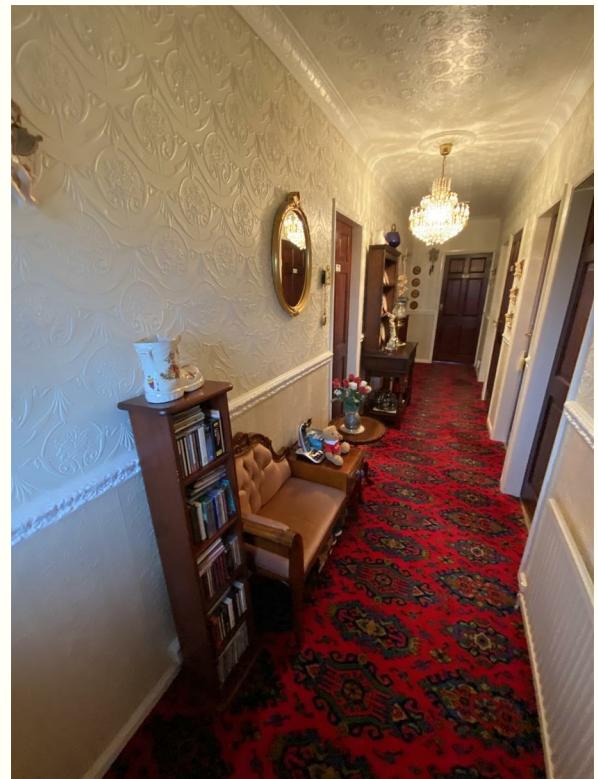
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**Briefly comprising****Entrance:**

Upvc door with matching glazed side panels leads to:

**Entrance hallway:**

Single panelled central heating radiator. Three double power points. Dado rail. Ceiling coving. Ceiling rose. Built-in cupboard with hanging rail and light. Loft hatch with ladder leading to the boarded out loft with power and light.

**Entrance hallway:**

**Lounge/diner:**

25'3"max x 13'0"max (7.70mmax x 3.96mmax)

The focal point of this room is the Louis design fire surround with marble back plate and slightly raised marble hearth housing the four bar log effect gas fire. Double panelled central heating radiator. Single panelled central heating radiator. Two double power points. Two single power points. Ceiling coving. Georgian door leading to the side of the property.

**Lounge/diner:****Lounge/diner:**

Lounge/diner:



Lounge/diner:



Lounge/diner:



**Kitchen:**

10'10" x 9'10" (3.30m x 3.00m)

Fitted with a range of mahogany wall and base units. 1.1/2 bowl sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into granite effect work surfaces. Canopy extractor fan with light. Three double power points plus those concealed serving the electrical appliances. Integrated fridge. Wall unit housing the Ideal combination boiler which serves both the gas central heating system and the domestic hot water supply. Serving hatch. Fully tiled. Ceramic tiled floor. Full glazed timber door leading to the side of the property.

**Kitchen:****Kitchen:**

**Side porch:**

Two double power points. Complimentary tiling. Laminate flooring.  
Composite door.

**Side porch:**

**Bedroom no.1 front double:**

10'11" 10'0" (3.33m 3.05m)

Single panelled central heating radiator. Two double power points. Ceiling coving. Ceiling rose.

**Bedroom no.1 front double:****Bedroom no.1 front double:**

**Bedroom no.2 side double:**

10'11" x 10'0" (3.05m'3.35m x 3.05m)

Single panelled central heating radiator. One double power point. Ceiling covings. Ceiling rose.

**Bedroom no.2 side double:****Bedroom no.3 front double:**

9'11" x 8'10" (3.02m x 2.69m)

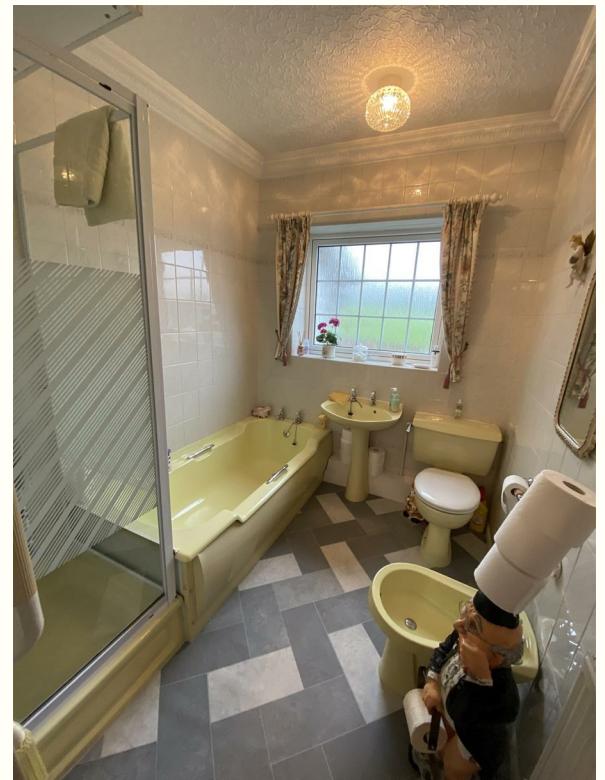
Single panelled central heating radiator. Two double power points. Ceiling covings. Ceiling rose.



**Bedroom no.3 front double:****Bedroom no.3 front double:****Bathroom:**

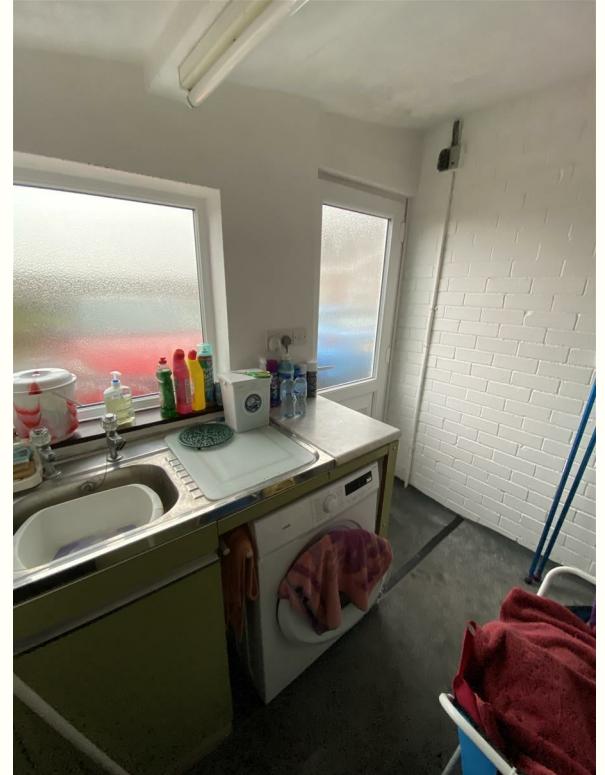
9'10"max x 6'7"max (3.00mmax x 2.01mmax)

Fully tiled to compliment the coloured low level suite comprising: panelled bath, pedestal wash-hand basin, low flush W.C and bidet. Separate glazed shower compartment housing the Triton electric shower. Single panelled central heating radiator. Ceiling coving.



**Bathroom:****Garage & utility:**

Brick-built detached garage which measure approximately 19'0" x 10'4" with up-and-over door, pit, power and light.. To the rear of the garage there is an office space measuring 10'9" x 9'9". Utility which measures approximately 9'8" x 7'0" with power and light. Fitted with single drainer sink unit with work surface and plumbed for automatic washing machine. Louvre doors lead to a coloured low flush W.C. Upvc entrance door.

**Garage & utility:**

**Exterior:**

To the front of the property there is a block paved driveway which allows ample off-street parking and leads to the detached garage. The front garden is predominately laid to lawn with a borders of plants. The private rear garden is laid to lawn and is bounded by conifer hedging. Spectacular views of open countryside from the front and side of the property.

**Exterior:****Exterior:**

**d** —

**63 Clifton Hill** *d u n s t a n*

**Exterior:**



**Exterior:**



**Exterior:**



**Exterior:****Front:****Drone view:****Drone 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.

**Council Tax Band:**

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

**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.

**Floor-plan:**

63 Clifton Hill, Conisbrough DN12 2DS

 Approximate Gross Internal Area  
 1216 sq ft - 113 sq m


Floor plans are for identification purposes only. All measurements are approximate.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	