

**FOR
SALE**



15 ELLERSHAW LANE
CONISBROUGH
DN12 2HE

OFFERS AROUND £149,995

- Semi-detached House
- G.C.H & Upvc D.G
- Dining Room
- Front & Rear Gardens
- Council Tax Band
- Three Bedrooms
- Lounge
- Kitchen
- Off-street parking
- E.P. C Rating D



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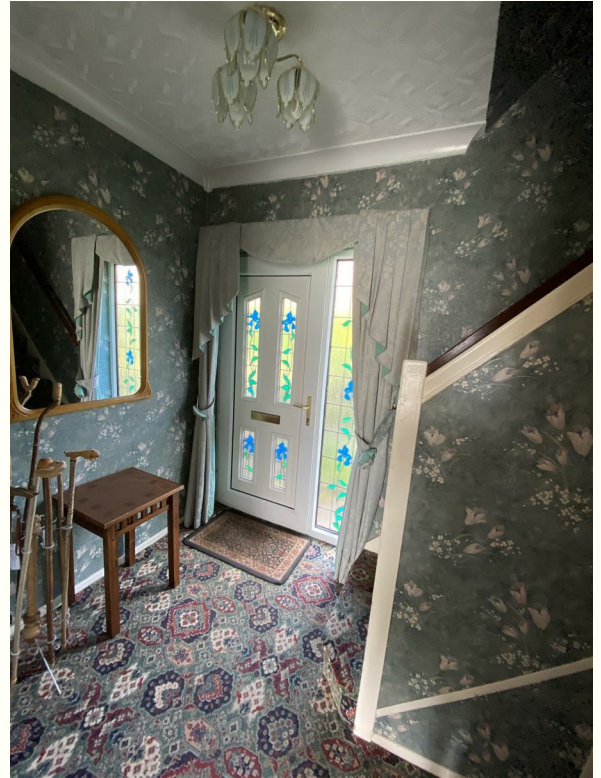
Briefly comprising:

Entrance:

Upvc door with matching glazed side panel leading to:

Entrance hallway:

Staircase leading off. Double panelled central heating radiator. Ceiling coving. Under-stairs storage cupboard.



Lounge:

The focal point of this room is the oak fire surround with tiled back plate and slightly raised tiled hearth housing the coal effect electric fire with brass trim and fender. Single panelled central heating radiator. Two double power points. Ceiling coving. Upvc French doors with glazed side panel leading to the rear garden.



Lounge:



Dining room:

13'8" x 12'8"max (4.17m x 3.86mmax)

Fitted with a mahogany fire surround with tiled back plate and slightly raised tiled hearth housing the coal effect electric fire. Single panelled central heating radiator. Three double power points. Ceiling coving. Plaster ceiling rose. Smoke alarm. Twin aspect windows



Dining room:



Kitchen:

10'1" x 5'11" (3.07m x 1.80m)

Fitted with a range of light oak wall and base units with stainless steel pillar handles. Further glazed units for display purposes. Tall unit housing the electric double oven. Ceramic hob inset into work surfaces. Canopy extractor fan above. Single panelled central heating radiator. Two double power points. Two single power points. Two cooker points plus those concealed serving the electrical appliances. Complimentary tiling.



Kitchen:



Porch:

Plumbed for automatic washing machine with work surfaces above. Three double power points. Window allowing natural light. Tiled floor. Upvc doors leading to both the front and rear of the property.

**Staircase :****First floor landing:**

Window allowing natural light. Two double power points. Ceiling coving. Built-in cupboard for useful storage.

**First floor landing:**

Bedroom no.1 rear double:

12'6"max x 9'8"exc robes (3.81mmax x 2.95mexc robes)

Fitted with a range of cream built-in robes with matching dressing table. Single panelled central heating radiator. Two double power points. Built-in cupboard for useful storage. Loft hatch with pull down ladder leading to the boarded out loft with light.



Bedroom no.1 rear double:



Bedroom no.2 rear double:

10'6"max x 7'9"exc robes (3.20mmax x 2.36mexc robes)

Fitted with a range of mahogany built-in robes with over bed storage. Single panelled central heating radiator. One double power point. Built-in cupboard with hanging rail.



Bedroom no.2 rear double:



Bedroom no.3 front:

8'3" x 8'2" (2.51m x 2.49m)

Single panelled central heating radiator. One double power point.



Bedroom no.3 front:



Bathroom:

8'2" x 5'6" (2.49m x 1.68m)

Fitted with a shell design low level suite comprising: panelled bath with Victorian shower mixer tap, pedestal wash-hand basin and low flush W.C. Complimentary tiling.

**Exterior:**

Double wrought iron gates to the front of the property give vehicular access on to a concrete driveway and leads to a single garage with power and light. The front and side of the property are laid to lawn with a selection of plants, trees and shrubs. The private rear garden is laid to flags with a selection of plants. Timber garden shed.

**Exterior:**

Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



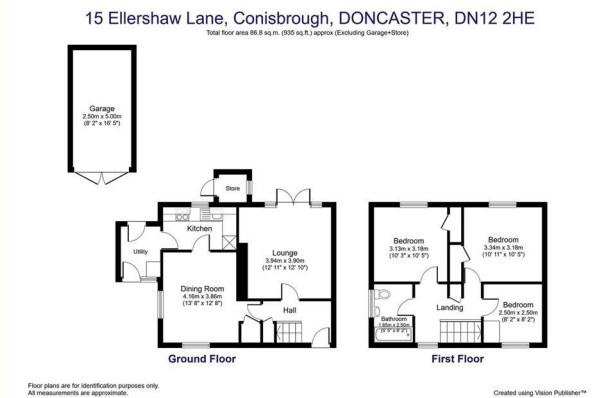
Exterior:



Exterior:



Floor-plan:



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.

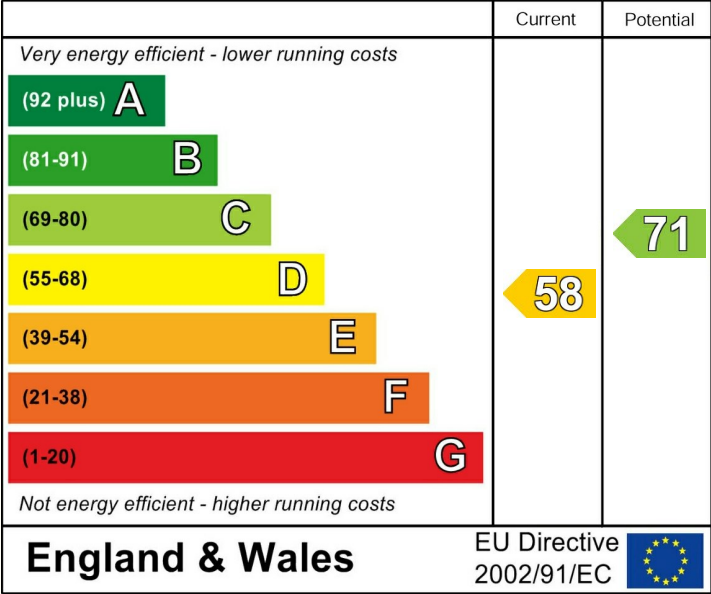
Making an offer:

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



Environmental Impact (CO₂) Rating

