



49 Rye Croft, Conisbrough, Doncaster, DN12 2BD

Asking Price £180,000

Unexpectedly back to market in September and offered to the open market with no vendor chain and immediate vacant possession is this well presented semi detached bungalow. Enjoying a pleasant cul de sac position, the property hosts a driveway with parking for more than one vehicle which in turn precedes the garage. Fully double glazed, central heated and well appointed throughout.

Merryweathers

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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]

Entrance Lobby

With a front facing upvc entrance door and central heating radiator.

Lounge 15'5" x 16'0" (4.70m x 4.88m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Kitchen 7'1" x 11'1" (2.18 x 3.39)



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 space and plumbing for an automatic washing machine, central heating radiator and side facing upvc entrance door.

Master Bedroom 11'6" x 11'6" (3.51 x 3.52)



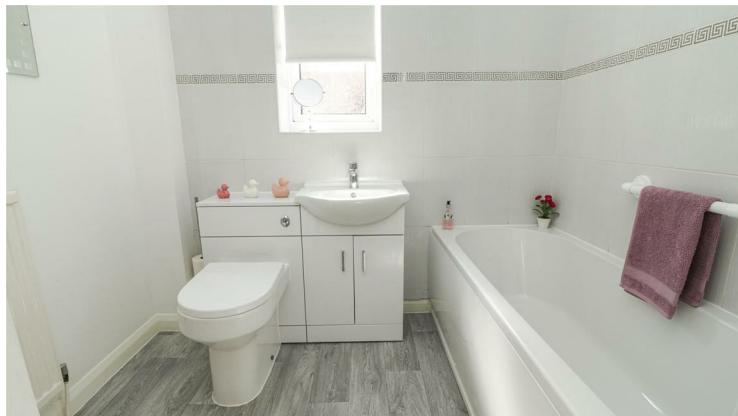
With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 8'5" x 11'3" (2.57 x 3.44)



With rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bathroom 7'5" x 7'9" (2.28 x 2.38)



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Hosting power and lighting secured by manual up and over garage door

External

There are pleasant gardens to the rear, mainly laid to lawn with well stocked borders. To the front is a driveway which in turn precedes the garage, with lawn frontage.

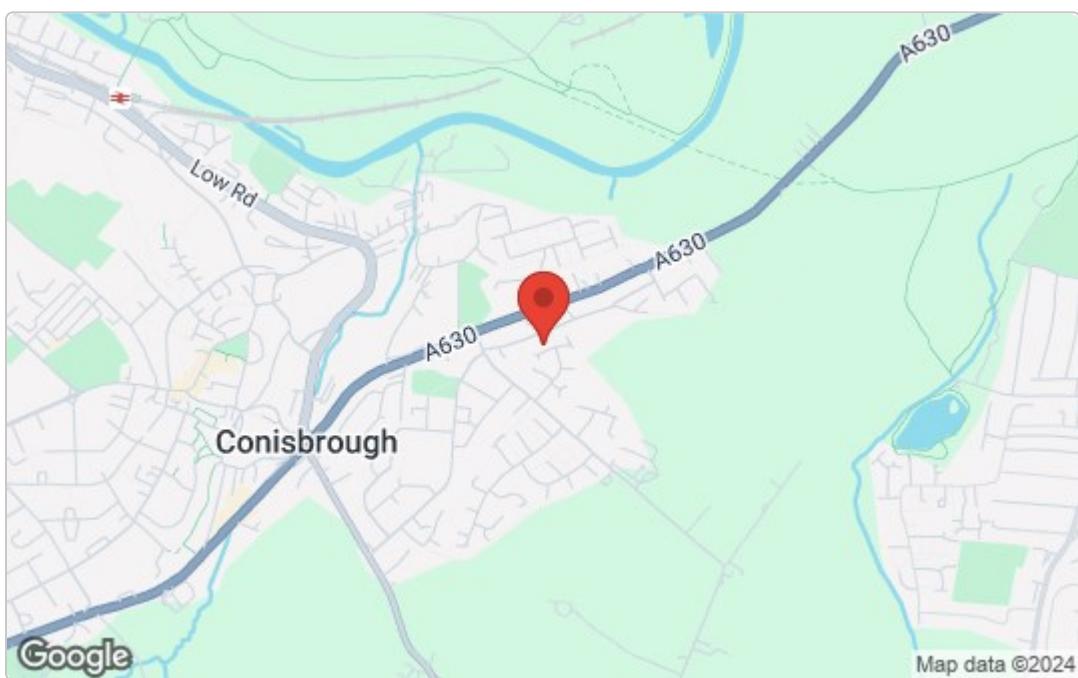
Material Information

Freehold

Council Tax Band B

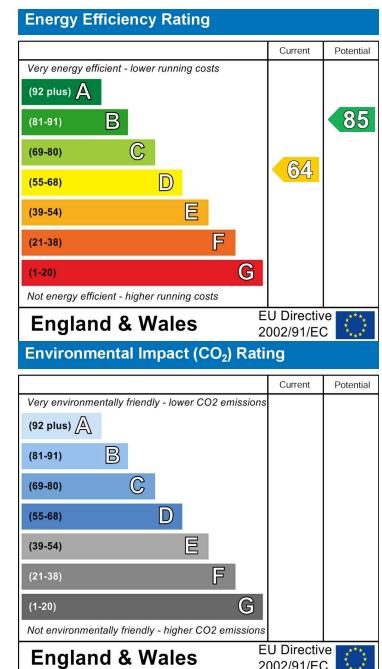
Floor Plan

Area Map



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

Energy Efficiency Graph



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