



15 Waterside View, Conisbrough, Doncaster, DN12 3GB

Asking Price £170,000

Located in Conisbrough, the home is well placed for access to local amenities in the village centre, including everyday shops, cafés and services. Conisbrough Castle and its surrounding grounds provide a notable local landmark and green space for walks and leisure. Conisbrough railway station offers regular services to Doncaster, Sheffield and beyond, providing convenient links for commuters.

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.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Town House

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 - 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

With a front facing entrance door giving access.

Inner Hallway

With central heating radiator and stairs rising to the first floor accommodation

Downstairs WC

With low flush WC, wash hand basin and central heating radiator.

Kitchen 11'6" x 13'8" (3.53m x 4.19m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a four ring gas hob, with oven below and extractor above. There is ample space for a dining table making it ideal for families.

Lounge 11'3" x 14'9" (3.45m x 4.50m)



Conservatory 10'9" x 7'4" (3.28m x 2.24m)



Landing

Bedroom One 8'2" x 11'1" (2.51m x 3.40m)



With a rear facing uvpc window and central heating radiator

Bedroom Two 8'0" x 12'2" (2.44m x 3.73m)



To the front of the property is gated pedestrian access, whilst to the side is a driveway providing off road parking. With further gated access to the rear, there is an immaculate patio garden, with raised decked area with seating.

With a front facing uvpc window and central heating radiator

Bedroom Three 6'7" x 4'5" to wardrobes (2.03m x 1.37m to wardrobes)



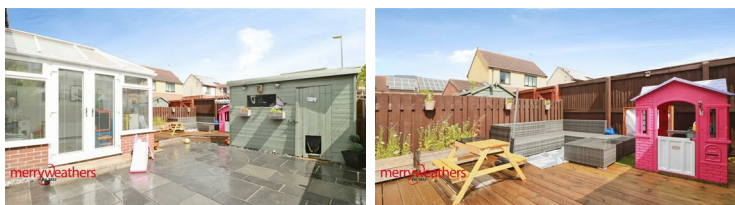
With a rear facing uvpc window and central heating radiator

Bathroom



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

External



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 (CO₂) Rating			
<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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