

sales
lettings
and service

horton knights of doncaster



Chapel Lane, Conisborough, Doncaster, DN12 2BW
Guide Price £105,000 - £110,000

2 BEDROOM TERRACED COTTAGE / ATTRACTIVE REAR ASPECT & GARDEN / VERY CENTRAL LOCATION / WALK TO SHOPS & VILLAGE CENTRE./ NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED //

Offered with no upward chain a lovely 2 bedroom terraced cottage close to Conisbrough village centre. With an attractive backdrop and a cottage garden this house will appeal to a variety of buyers. It has a gas central heating system via a combination boiler pvc double glazing and briefly comprises: Spacious fitted kitchen with room for a table, rear facing lounge with a view, first floor landing, 2 bedrooms and a bathroom. Outside there is a small forecourt garden, and a lawned rear cottage garden. Great location with access to Doncaster, Rotherham and Sheffield. Viewing Recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into an open plan dining kitchen.

OPEN PLAN DINING KITCHEN

12'10" x 11'11" max (3.91m x 3.63m max)
Fitted with a range of base and wall units finished with a work surface over, including a composite style sink with a mixer tap and a recess and plumbing for a washing machine. There is an integrated oven, a ceramic hob and an extractor hood above, a double panel central heating radiator, a modern laminate floor covering, a PVC double glazed window and a door from here continues into an open plan lounge. A second door which gives access to a stone staircase leading down to the cellar.

LOUNGE

15'2" x 12'10" max (4.62m x 3.91m max)
An attractive rear facing reception room, it has a large PVC double glazed window which gives a pleasant roof top view over Conisbrough. There is a feature central fireplace with an open hearth, a central heating radiator, coving, a ceiling light, a PVC double glazed door which gives access to the rear garden and a staircase leading to the first floor accommodation.

FIRST FLOOR LANDING

With doors to the bedrooms and bathroom.

BEDROOM 1

12'9" x 11'11" (3.89m x 3.63m)
A rear facing double bedroom, again enjoying the

rooftop views, it has a central heating radiator, modern laminate flooring, a deep built in cupboard and coving to the ceiling.

BEDROOM 2

11'10" x 7'2" max (3.61m x 2.18m max)
A good sized second bedroom, it has a PVC double glazed window to the front, a central heating radiator, laminate flooring, coving and a ceiling light.

BATHROOM

Fitted with a 3 piece white suite comprising of a panelled bath with an electric shower over, a wash hand basin and a low flush W/C. There is a central heating radiator, tiled flooring and a cupboard which houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

OUTSIDE

To the front of the property there is a forecourt style garden.

REAR GARDEN

The rear garden is enclosed, there is a paved area directly accessed from the rear of the property, this has a pedestrian right of way for the neighbouring properties only. A staircase leads down to a more private garden area which has fencing and hedging to the perimeters and is is mainly lawned.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We

DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

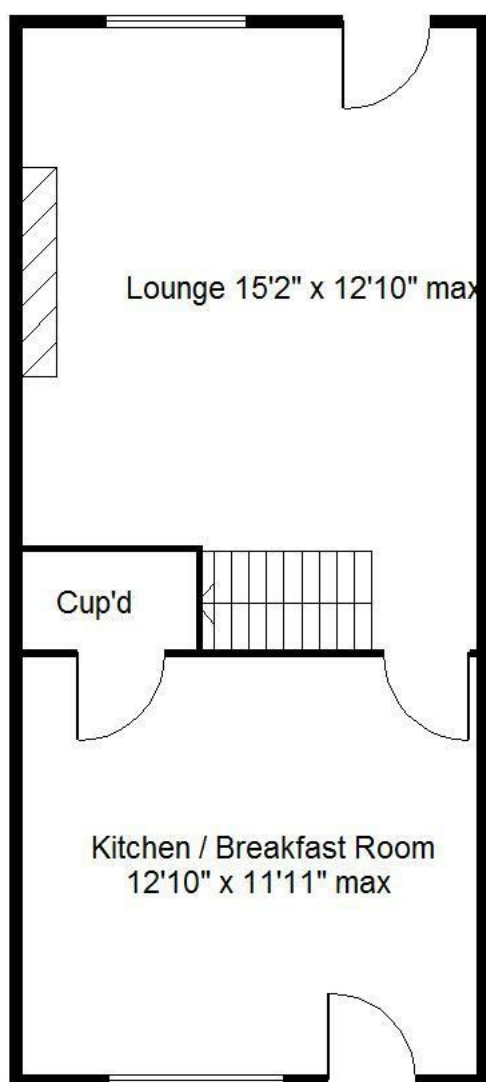
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

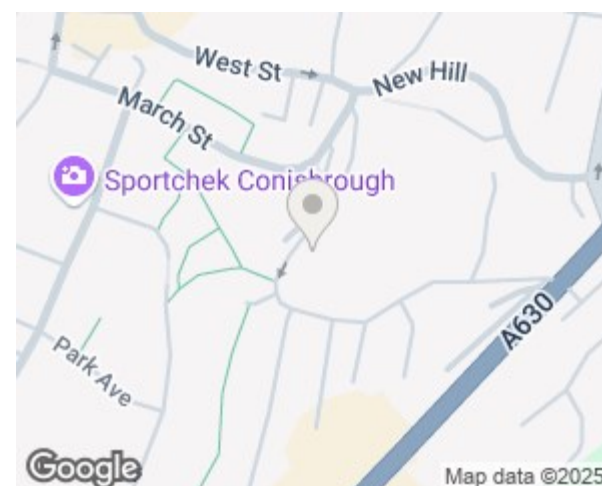
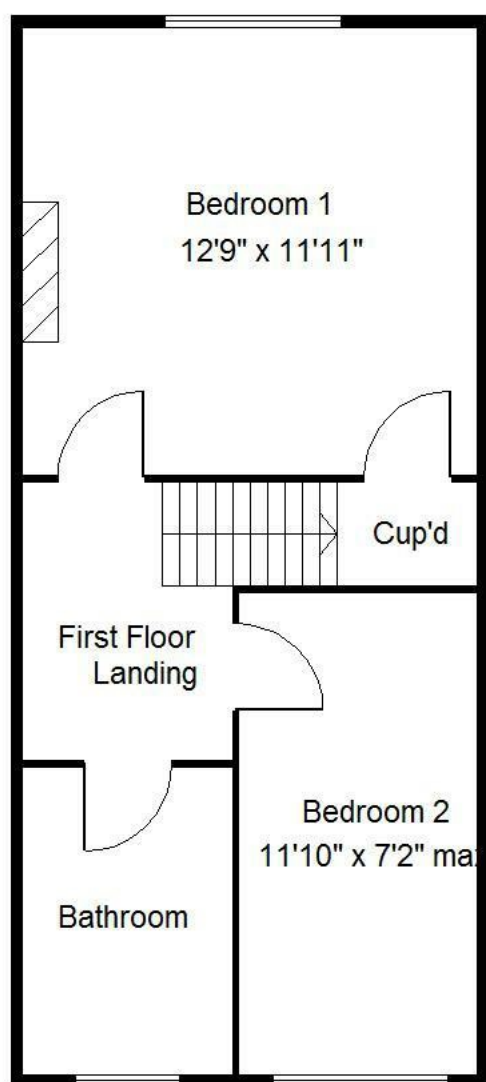
FREE VALUATIONS - If you need to sell a house then

please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	