

horton knights of doncaster

sales  
lettings  
and service



Chapel Lane, Conisbrough, Doncaster, DN12 2BW  
Guide Price £115,000 - £125,000

\*\*\* GUIDE PRICE £115,000 - £125,000 \*\*\*

**BEAUTIFUL 2 BEDROOM END TERRACED COTTAGE / ELEVATED POSITION WITH ATTRACTIVE REAR ASPECT & GARDEN / LOVELY CONDITION THROUGHOUT / VERY CENTRAL LOCATION / WALK TO SHOPS & VILLAGE CENTRE / EARLY VIEWING RECOMMENDED //**

Viewers will not be disappointed.....a lovely 2 bedroom end of 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, 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 modern bathroom with shower. Outside there is a small forecourt garden, side and rear access to a lawned rear cottage garden with patio areas. Great location with access to Doncaster, Rotherham and Sheffield.

**ACCOMMODATION**

A composite double glazed door with a fan light over leads into the property's dining kitchen.

**DINING KITCHEN**

**12'10" x 11'10" (3.91m x 3.61m)**

This is all smartly finished with a range of modern high and low level units finished with a rolled edge work surface, there is a free standing gas cooker with an extractor hood above, a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, tiled flooring, a central heating radiator, a central ceiling pendant light and a PVC double glazed window to the front. An oak door which can be found throughout the remainder of the property, leads to the inner hall.

**INNER HALL**

This has has a staircase to the first floor accommodation with a stainless steel hand rail and an oak door which leads through into the lounge.

**LOUNGE**

**13'0" x 11'10" (3.96m x 3.61m)**

An attractive rear facing reception room, it has a broad PVC double glazed window with an outlook over the property's rear garden and rooftop views over Conisbrough, there is a feature period style fireplace with a living flame gas fire inset, modern laminate flooring, coving to the ceiling, a central ceiling light, a composite type exterior door and a central heating radiator.

**FIRST FLOOR LANDING**

With a central ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'0" x 12'9" (3.96m x 3.89m)**

A beautiful double bedroom, it has a broad PVC double glazed window with an outlook to the rear, polished boarded flooring, coving, a ceiling pendant light, a central heating radiator and a deep built in cupboard which houses the wall mounted gas fired boiler which supplies domestic hot water and central heating systems.

**BEDROOM 2**

**12'0" x 7'0" (3.66m x 2.13m)**

This has a PVC double glazed window to the front, a central heating radiator, laminate flooring and a central ceiling light.

**BATHROOM**

All smartly finished with a white suite comprising of a panelled bath with an independent electric shower over including a glazed shower screen, a wash hand basin and a low flush W/C inset to fitted bathroom furniture. There is a vinyl floor covering, a PVC double glazed window, a central ceiling light and a central heating radiator.

**OUTSIDE**

To the front of the property, there is a forecourt garden, this has a stone wall, a pedestrian gate and a staircase continuing down the side and leading into the rear garden.

**REAR GARDEN**

A beautiful rear garden, it has a stone paved patio and sitting area with a balustrade, from here steps lead down to a lawn with a further patio. All beautifully finished with shaped flower beds and borders and hedging to the perimeters providing privacy during the summer months.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2017.

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

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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

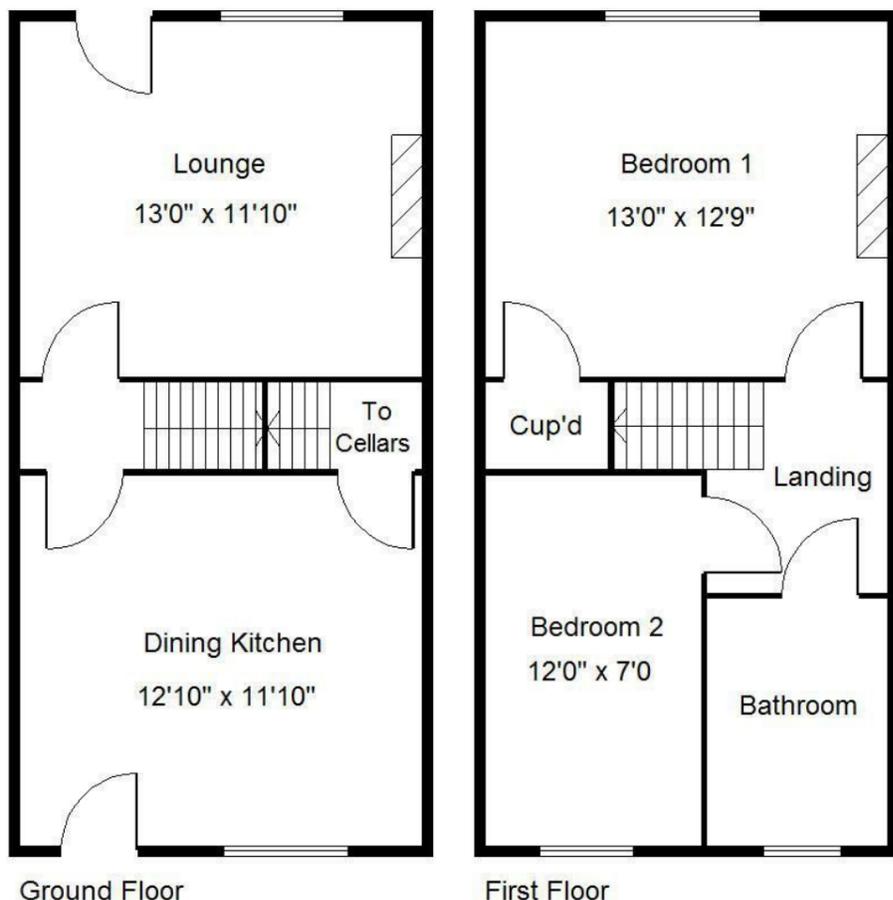
advice from their professional advisors.

advice. Call us today: 01302 760322.

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

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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	