



## Ravens Walk, Doncaster, DN12

**£325,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 4

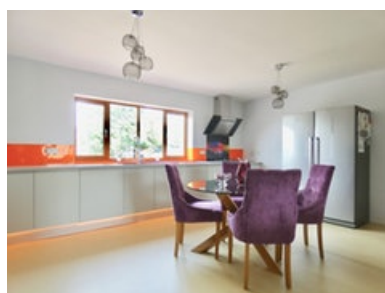
House Simple are delighted to present this Four Bed Detached House located on the desirable Ravens Walk in Conisbrough on the outskirts of Doncaster, the property offers an ideal family home ready to move in! The property comprises: Four bedrooms, modern family bat

## Key features:

- Ideal Family Home
- Ready To Move In
- Four Bedrooms
- Modern Family Bathroom & En Suite
- Two Reception Rooms
- Spacious Kitchen/Diner
- Utility Room
- Full Alarm System
- Gated Driveway With Double Garage
- Enclosed Garden With Decking Area

## Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band E (£1820.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



House Simple are delighted to present this Four Bed Detached House located on the desirable Ravens Walk in Conisbrough on the outskirts of Doncaster, the property offers an ideal family home ready to move in! The property comprises: Four bedrooms, modern family bathroom with freestanding bath & en suite with double shower, spacious living room with feature fireplace, large new kitchen/diner, dining room, downstairs toilet, enclosed rear garden ready to be laid to lawn, decking area, private gated driveway for six cars & a double integral garage. The property also benefits from a new boiler and recently installed dual zoned central heating system. Close to local amenities, bus routes, schools catchment area, nearby local park, a short drive to Doncaster, Sheffield, Meadowhall & motorway networks. Ideal Family Home, viewing highly recommended.

**\*\*No Onward Chain, Offers In Region Of £325,000.00\*\***

### Entrance Hall

## Entrance Hall

Entering the property through to the generous sized Entrance Hall -

## Living Room

Well presented Living Room with feature fireplace, power points, TV point, double radiator, large triple glazed window & Bi-Folding doors leading to the enclosed garden.

## Dining Room

Large Dining Room with a large triple glazed window, power points & double radiator.

## Kitchen/Diner

Spacious Kitchen with built in NEFF oven/grill & 5 ring gas hob, extractor, built in NEFF appliances, worktops with sink & drainage, power points, double glazed window, double radiator & large dining area.

## Utility Room

Leading from the Kitchen/Diner is a separate Utility Room, worktop with sink & drainage, power points, double glazed window & single door leading to the side of the property.

## Downstairs Toilet

Located on the ground floor, toilet, wash basin & double glazed window.

## Master Bedroom

Double Master Bedroom with built in storage, triple glazed windows, double radiator, power points & door leading to the En Suite.

## En Suite

En Suite leading from the Master Bedroom with double shower, wash basin, toilet, double heated towel rail & double glazed skylite window.

## Family Bathroom

Family Bathroom with freestanding bath & over head shower, wash basin, toilet, heated towel rail & triple glazed frosted window.

## Bedroom Two

Double Bedroom with a triple glazed window, power points & single radiator.

## Bedroom Three

Double Bedroom with built in storage, double glazed skylite window, power points & double radiator.

## Bedroom Four

Single Bedroom with a double glazed skylite window, power points & double radiator.

## Outside

Enclosed rear garden ready to be laid to lawn, mature shrubs, decking area, gated private driveway for six cars & a double integral garage with electric doors.

a double integral garage with electric doors.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**9, Ravens Walk, Conisbrough, DONCASTER, DN12 3QD**

<b>Dwelling type:</b> Detached bungalow	<b>Reference number:</b> 2998-9034-6285-9282-6940
<b>Date of assessment:</b> 21 May 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 23 May 2012	<b>Total floor area:</b> 178 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,732</b>
<b>Over 3 years you could save</b>	<b>£ 768</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 225 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 768 over 3 years                 </div>
Heating	£ 3,003 over 3 years	£ 2,463 over 3 years	
Hot Water	£ 315 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 3,732</b>	<b>£ 2,964</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 24px;">68</td> <td style="text-align: center; font-size: 24px;">73</td> </tr> </table>	Current	Potential	68	73	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
68	73					

**Top actions you can take to save money and make your home more efficient**

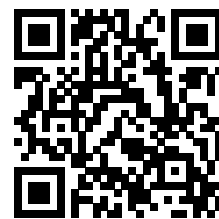
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 186
2 Low energy lighting for all fixed outlets	£75	£ 150
3 Heating controls (room thermostat)	£350 - £450	£ 69

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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