



## Windmill Avenue, Doncaster, DN12

**£130,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

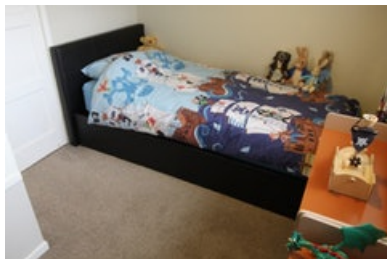
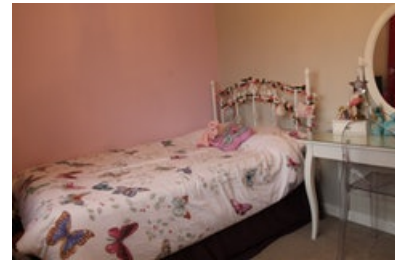
**\*\* STUNNING FAMILY HOME \*\* QUIET CUL-DE-SAC \*\*** This beautiful three bedroom is ideal for a growing family. The property comprises of a generous size lounge with an optimyst wood burning stove and a large kitchen/diner overlooking the fully enclosed rear garden.

### Key features:

- Ideal Family home
- Semi Detached
- Large Size Garden
- Quiet Cul-De-Sac

## Extra info:

- **Property Age:** 65 years
- **Council Tax:** Band A (£1079.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



### \*\* STUNNING FAMILY HOME \*\* QUIET CUL-DE-SAC \*\*COUNTRYSIDE VIEWS\*\*

This beautiful three-bedroom semi-detached property is located in the historic village of Conisbrough within easy access of the A1.

Situated in a quiet Cul-de-Sac location, this well maintained residence is ideal for growing families wanting a ready-made home. There are outstanding primary schools in the local area and one of Doncaster's most improved secondary schools within walking distance.

#### Entrance Hall

A black composite door leads you from the enclosed frontage into a light and airy entrance hallway where you will find hidden boiler storage (with additional space for footwear), stairs and access to the Lounge and Kitchen/Diner.

#### Lounge

A generous size Lounge with a bay window overlooking the front garden, oak effect laminate flooring and Dimplex 'Optimyst' artificial wood-burning stove, which creates a lovely, cosy feel, especially during those long winter months.

#### Kitchen/Diner

To the rear of the property you will find a fully fitted 'shaker' style Kitchen with genuine limed oak doors. The well appointed kitchen includes additional height top cupboards for extra storage, an integrated slim-line dishwasher and space for washing machine and fridge freezer.

The dining area, which is large enough to comfortably seat six, includes a cloak cupboard with power point for additional concealed appliances. Large French doors overlook a decked patio which is ideal for entertaining.

## Rear Garden

There is a larger than average South Facing Garden with fully enclosed boundaries and double gates providing vehicular access to Snake Lane and the surrounding countryside. The garden is mostly laid to lawn with low maintenance raised beds, a water feature, established shrubs and generous additional outdoor storage.

## Bathroom

To the first floor is the family bathroom with a white three piece suite, electric shower, extractor fan and shaving point.

## Master Bedroom

The master bedroom, which is situated to the front of the property, provides ample space for considerable storage and a king size bed.

## Bedroom Two

To the rear of the property there is a further double bedroom with far reaching views of the surrounding countryside.

## Bedroom Three

To the front of the property there is a single bedroom with built in wardrobe.

An early viewing is highly recommended as properties of this calibre, in this location, do not often present themselves to the market.

## Ground Floor

Lounge 4.38m x 3.91m

Kitchen/Diner 6.33m x 2.80m

Hallway 2.84m x 1.78m

## First Floor

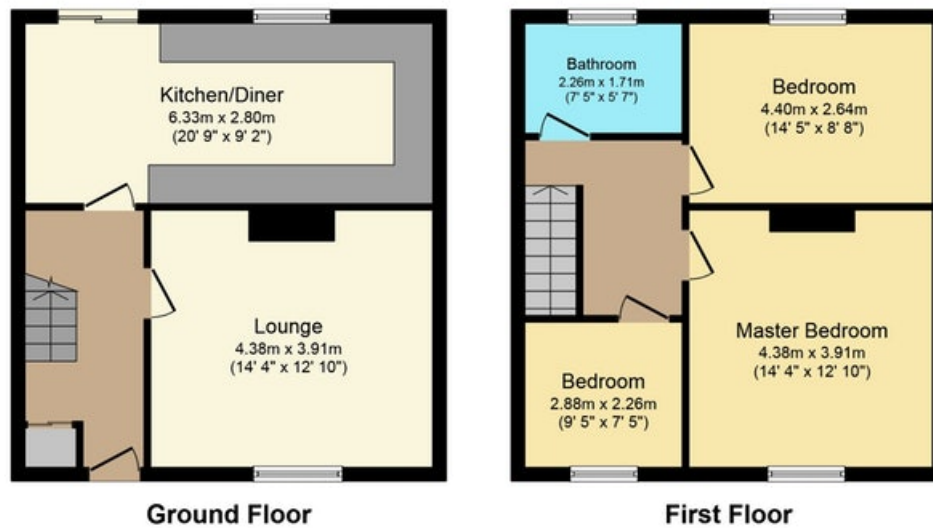
Bathroom 2.26m x 1.71m

Master Bedroom 4.38m x 3.91m

Bedroom Two 4.40m x 2.64m

Bedroom Three 2.88m x 2.26m

## Floor plan:



Total floor area 88.0 sq. m. (947 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX

## Energy Performance Certificate:

**Energy Performance Certificate**

**105, Windmill Avenue, Conisbrough, DONCASTER, DN12 2DR**

**Dwelling type:** Semi-detached house      **Reference number:** 9178-2063-7201-1237-8910  
**Date of assessment:** 13 September 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 13 September 2013      **Total floor area:** 83 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>£ 2,244</b>
<b>Over 3 years you could save</b>	<b>£ 249</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 219 over 3 years	£ 147 over 3 years	
<b>Heating</b>	£ 1,749 over 3 years	£ 1,650 over 3 years	
<b>Hot Water</b>	£ 276 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,244</b>	<b>£ 1,995</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**

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
67	81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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	£ 111
2 Low energy lighting for all fixed outlets	£30	£ 63
3 Solar water heating	£4,000 - £6,000	£ 78

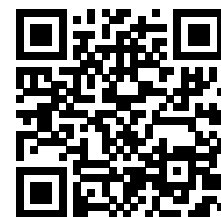
See page 3 for a full list of recommendations for this property.

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.

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### MISREPRESENTATION ACT, 1967.

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