

2 Bedroom(s), Semi-Detached Bungalow, Freehold

Fulford Way, Conisbrough.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Two Double Bedrooms
- Front and Rear Enclosed Gardens

- Semi Detached Bungalow in a Scenic Location
- Lounge
- Bathroom
- Driveway Allowing for off Road Parking

Offers Over
£179,950
Reduced

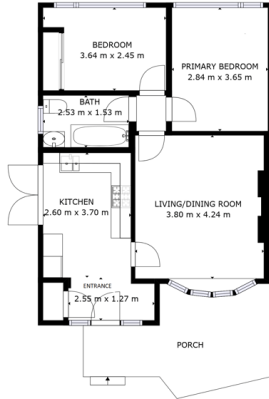
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... You will love this homely two bedroom bungalow with stunning views and established gardens. The modern kitchen, with built in appliances, benefits from a fitted breakfast area and unobstructed views out of the back across the viaduct. The location is ideal for those who enjoy woodland walks, whilst also offering great commuter links. Quiet residential living, with a unique vehicle free front aspect, encourages a welcoming community feel amongst residents, whilst the private back garden has enviable views over the Trans Pennine trails, River Don Gorge and a secure driveway.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 59 m², EXCLUDED AREAS:
PORCH: 13 m²
TOTAL: 56 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge (3.80 m x 4.24 m)



Large bow window creates a light and airy living space.

Bedroom (2.84 m x 3.65 m)



A large window offers views of the rear garden and viaduct.

Breakfast Kitchen (2.60 m X 2.45 m)



With recently fitted kitchen diner, Karndean flooring and integrated appliances. Double doors leading to rear garden via side access, offer far reaching views. Storage cupboard, with plumbing, and breakfast area complete this spacious room.

Bedroom 93.64 x 2.45 m)



Fitted wardrobes and large window complete the room.

Bathroom (2.53 m x 1.53 m)



The recently refurbished bathroom comprises of three piece suite with shower over bath. Underfloor heating and towel radiator add the final touches.

External

Front Aspect (10 m x 8 m)



There is gated access to the front, with enviable views of the Don Gorge. The garden comprises of a lawn area, established flower beds and decking.

Rear Garden (18 m x 11 m)



The rear can be accessed via the side of the property and is mostly laid to lawn. Superb views of the viaduct can be seen from the garden, with steps leading down to the driveway offering secure off road parking with double gates. A solid concrete workshop is located at garden level providing great storage.

Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 