

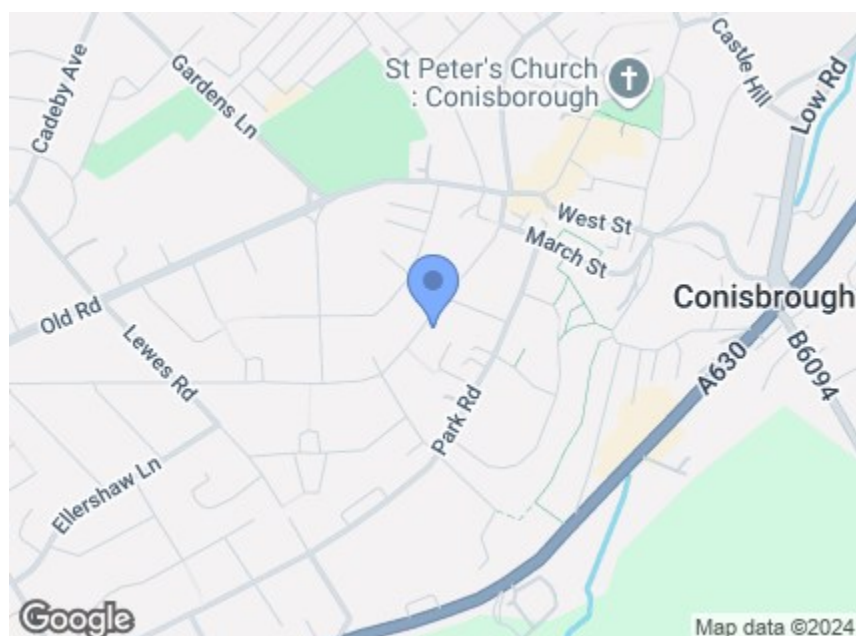


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CHARLES LOUIS

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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	86		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

No 11 Daylands Avenue
Conisbrough, Doncaster, DN12 2NH
£875 Per month



- Spacious End Town House Ideal for a Family
- Within Walking Distance of Village Centre
- Family Bathroom Plus Ground Floor WC
- Situated Close To Bus Routes & Amenities
- Two Reception Rooms, Three Bedrooms
- Generous Garden & Driveway Parking

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

No 11 Daylands Avenue

Conisbrough, Doncaster, DN12 2NH

Charles Louis Lettings are delighted to offer to let this three bedroomed end town house situated within walking distance to the centre of the village close to all local amenities, schools and bus routes.

This spacious property comprises to the ground floor; lounge with sliding doors leading to the rear garden, dining room, fitted kitchen and WC, with three bedrooms and family bathroom. With driveway parking for several vehicles, and a generous garden to the rear, this property is currently being prepared for occupation and is available from 28th October. Enquire now to secure a viewing and avoid disappointment.

Lounge

11'4 x 13'9 (3.45m x 4.19m)

uPVC double glazed patio doors with rear elevation, laminate wood effect flooring, coving, radiator, power points.



Dining Room

10'9 x 10'9 (3.28m x 3.28m)

uPVC double glazed window with front elevation, electric feature fireplace, coving, radiator, TV points, television, power points.



Kitchen

11'0 x 7'8 (3.35m x 2.34m)

uPVC double glazed window and door with rear elevation, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, extractor hood, and space for fridge/ freezer and oven.



WC

uPVC double glazed window with front elevation, low level WC with hand wash basin.

First Floor Landing

loft access,

Master Bedroom

11'2 x 10'9 (3.40m x 3.28m)

uPVC double glazed window with rear elevation, radiator, power points.

Bedroom 2

11'4 x 10'9 (3.45m x 3.28m)

uPVC double glazed window with rear elevation, radiator, power points.

Bedroom 3

9'2 x 8'2 (2.79m x 2.49m)

uPVC double glazed window with rear elevation, radiator, power points.

Bathroom

uPVC double glazed opaque window with front elevation, three piece suite comprising of a panelled enclosed bath with over head shower, low flush WC, hand wash pedestal, heated towel rail. fully tiled walls.

Garden

To the rear of the property is an enclosed and generous low maintenance garden.



Driveway Parking

Parking is available on the driveway for up to three cars.

Council tax Band A

EPC Rated C