



23 Windgate Hill, Conisbrough, Doncaster, DN12 3BJ

**£900 Per Calendar Month**

Having undergone a recent course of renovation this two bedroom detached bungalow offers modern fittings throughout. With newly refitted kitchen and bathrooms, the property hosts a new central heating system, with driveways serving the front and rear of the property. There is also a brick built garage to the rear.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Conisbrough

The name Conisbrough comes from the Old English Cyningesburh (first recorded c. 1000) meaning "king's stronghold" or "king's fortified place. Conisbrough contains what is believed to be the oldest building in South Yorkshire: the probably 8th-century Anglo-Saxon St Peter's Church. The church was enlarged in the twelfth century, and David Hey claims that it was a Minster church, forming the centre of a large, early parish covering all or much of the eleventh century Fee of Conisbrough.[5]

## Entrance Lobby

With side facing entrance door, a range of base units and hosting the central heating boiler.

## Lounge 14'7" x 11'7" (4.45 x 3.55)

With two double glazed windows and central heating radiator.

## Dining Kitchen 10'4" x 19'6" (3.16 x 5.96)

This impressive kitchen is fitted with a modern range of wall base and drawers units with impressive solid oak work surfaces. Complete with cooking facilities to include a four ring gas hob with electric oven below and extractor above and integrated automatic washing machine and dishwasher. The room hosts a vinyl floor covering, side facing entrance door and side facing upvc window. With stylish breakfast bar, wine cooler and central heating radiator.

## Principal Bedroom 11'2" x 10'6" (3.41 x 3.21)

With rear facing upvc window and central heating radiator.

## Bedroom Two 13'9" x 8'2" (4.20 x 2.49)

With rear facing double glazed window and central heating radiator.

## Bathroom

Hosting a three piece suite comprising of a paneled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Garage

Brick built single garage secured by up and over garage door with rear facing window and courtesy door.

## External

The property fronts Windgate Hill, with off road parking provided by the driveway. There is a further driveway and garage to the rear accessed via Lockton Way.

## Material Information

£900 PCM

£900 Deposit

Holding Fee £207

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating (untested)

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveways

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All tenants are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

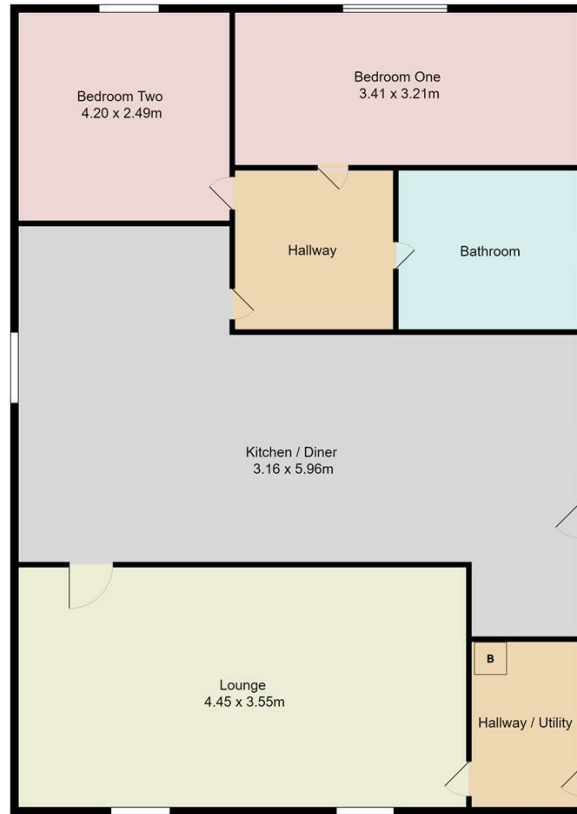
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

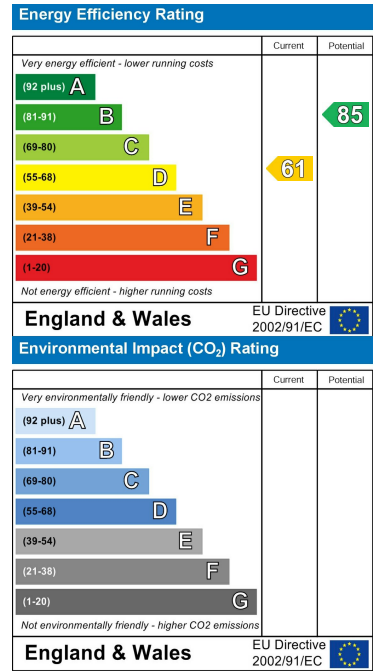
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

**www.merryweathers.co.uk**

**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham, Barnsley, Doncaster & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

