

Amberley Denaby Lane, Old Denaby, Doncaster, DN12 4JX

**£380,000**

For sale: a neutrally decorated four-bedroom detached dormer bungalow in Old Denaby, near Doncaster. The property offers two reception rooms and providing well-proportioned accommodation throughout. It has an EPC rating of D and falls within Council Tax band D.

Situated on Denaby Lane, the dormer bungalow is surrounded by local green spaces and established cycling routes, ideal for outdoor activities and commuting by bike. Nearby Conisbrough provides everyday amenities, while Doncaster town centre offers a wider range of shops, services and leisure facilities.

Conisbrough railway station, a short drive away, offers services to Doncaster in around 10 minutes and Sheffield in approximately 20 minutes, connecting to wider regional and national rail links. Road access via the A630 and A1(M) places Rotherham, Barnsley and Leeds within reasonable driving distance, making this bungalow suitable for those seeking village-style living with accessible transport connections.

## Merryweathers

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## Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers 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 - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers 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 buyers 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>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Entrance Hallway



With a front facing upvc entrance door, central heating radiator and access to the ground floor accommodation.

## Lounge 11'11" x 15'6" (3.64 x 4.74m)



Stunning reception room with front facing bay window, solid wood flooring and feature fireplace.

## Dining Room 11'11" x 14'0" (3.64 x 4.28m)



With a continuation of the solid wood flooring, rear facing upvc french doors entering the conservatory and stairs rising to the first floor accommodation.

## Kitchen 15'11" x 8'0" (4.86 x 2.44m)



Incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and access to the conservatory.

**Conservatory 26'10" x 9'0" (8.18 x 2.75m)**



Additional reception room, with upvc glazing and access to the rear garden.

**Bedroom 14'5" x 9'3" (4.40 x 2.82m)**



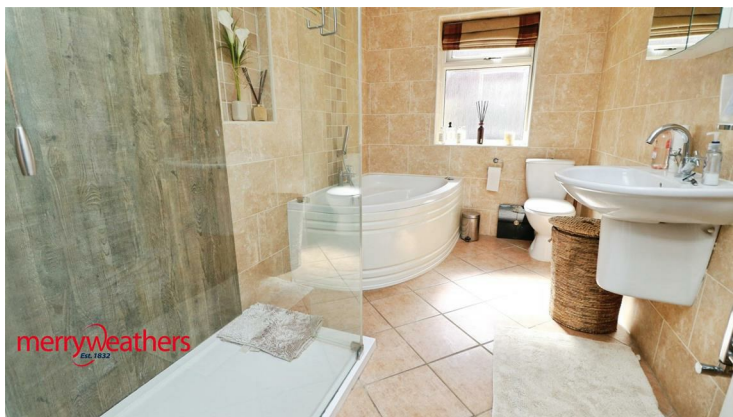
With a front facing upvc bay window, central heating radiator and comprehensive mirrored fitted wardrobes.

**Bedroom / Office 8'0" x 8'3" (2.44 x 2.54m)**



With rear facing upvc window overlooking the conservatory.

**Bathroom 10'10" x 6'7" (3.31 x 2.02m)**



With a four piece suite comprising of a walk in shower

with thermostatic shower above, corner bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

**First Floor Landing**

**Bedroom 12'7" x 11'2" (3.84 x 3.41m)**



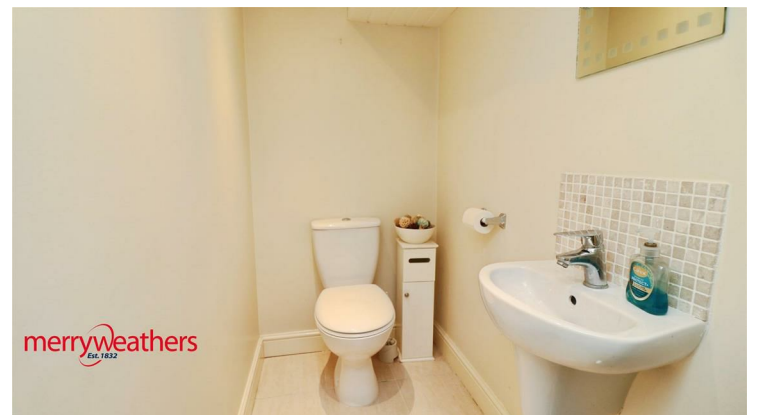
With rear facing upvc window and central heating radiator

**Bedroom 11'1" x 12'3" (3.38 x 3.75m)**



With a rear facing upvc window and central heating radiator.

**WC**



Low flush WC and wash hand basin

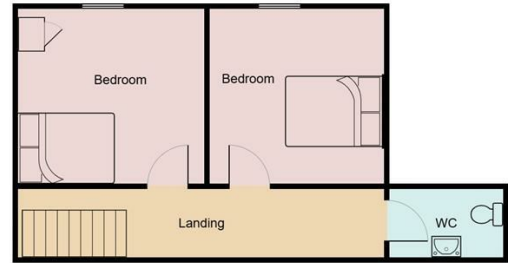
**Garage**

Single garage secured by up an over door with power and lighting.

**External**

To the front of the property is a vast driveway with off road parking for a number of vehicles. To the rear is a paved low maintenance garden with kennels.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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.

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