

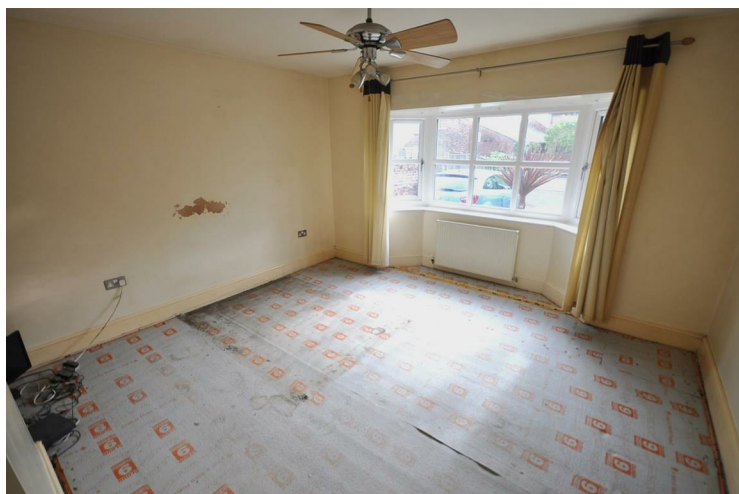


63 High Street
Hatfield DN7 6RS

Auction Guide £180,000

FREEHOLD

FOR SALE BY AUCTION Guide £180,000 plus. Large TWO double bedroom DETACHED bungalow. Highly sought after area. Spacious hallway, lounge, kitchen/diner and shower room. Priced to reflect some modernisation. Part UPVC double glazed. Gas central heating. Large driveway. Private rear garden. Rear brick outbuilding/workshop. NO UPWARD CHAIN INVOLVED.



- TWO DOUBLE BEDROOM DETACHED BUNGALOW • Bay windowed lounge • Kitchen/diner • UPVC double glazed to the front

FOR SALE BY ONLINE TRADITIONAL AUCTION

This property is being sold via ONLINE TRADITIONAL AUCTION:

Please visit the Screetons website and click 'menu' then

'Online Auction'.

Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email)
- Join the watchlist
- Pass an ID check
- Enter your payment details

Once you have registered you can view the legal pack.

DATES TO BE CONFIRMED

FEES/COSTS INVOLVED;

Quite simply should you be the successful bidder, you will be charged £5,000 at the end of the auction, which is split between a buyer fee (£3,960) and part payment of the purchase (£1,040).

By 12noon the following day you will then pay the remainder of the deposit (being 10% of the purchase price less the part

payment of £1,040 already paid).

You will then have up to 20 working days to complete. Please contact the branch for further clarification.

CENTRAL ENTRANCE HALL

Front UPVC double glazed composite entrance door with adjoining UPVC double glazed windows. Doors off to all rooms. Useful built-in storage cupboard. Loft access point.

LOUNGE

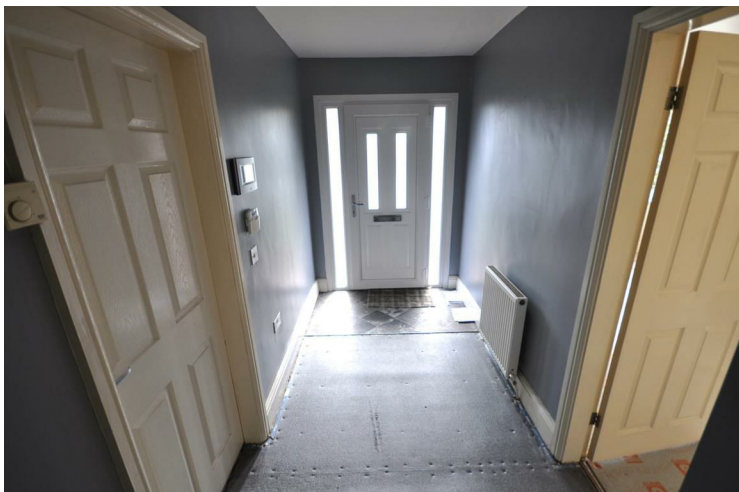
13'6" x 12'6" plus bay.

Front facing UPVC double glazed walk-in bay window. Timber fireplace with marble heath and inset.

KITCHEN/DINER

14'6" x 12'0"

Rear and side facing single glazed windows and rear timber entrance door. Fitted with a range of white wall and base units with granite effect worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Space and plumbing for washing machine and cooker. Tiled floor. Radiator. Wall mounted gas combi central heating boiler. Useful walk-in pantry.



- Gas central heating • Shower room • Large front driveway/parking • Private rear garden • NO UPWARD CHAIN • FOR SALE BY ONLINE TRADITIONAL AUCTION

BEDROOM ONE

13'6" x 12'6" plus bay.

Front facing UPVC double glazed walk-in bay window.

Radiator.

BEDROOM TWO

12'0" x 11'10"

Rear facing single window. Radiator.

SHOWER ROOM

8'3" x 6'0"

Rear facing single glazed window. Fitted with a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.

OUTSIDE

The bungalow is generously set back from the main road with a walled frontage and is accessed via a large metal gate which leads onto the driveway with parking/turning area.

There is a lawn and established shrubs and trees. A gate to the right side leads into the private fence and wall enclosed rear garden with paved patio area with the remaining garden gravelled. There is a gate to the opposite side of the bungalow which leads back to the front so there is access to all sides.

An outside cold water tap is fitted.

BRICK OUTBUILDING/WORKSHOP

Brick construction with pitched and tiled roof. Front roller shutter access door. Adjoining timber shed.

NO UPWARD CHAIN INVOLVED

The bungalow has had a new gas central heating boiler fitted and new UPVC double glazed bay windows and front door in 2023.





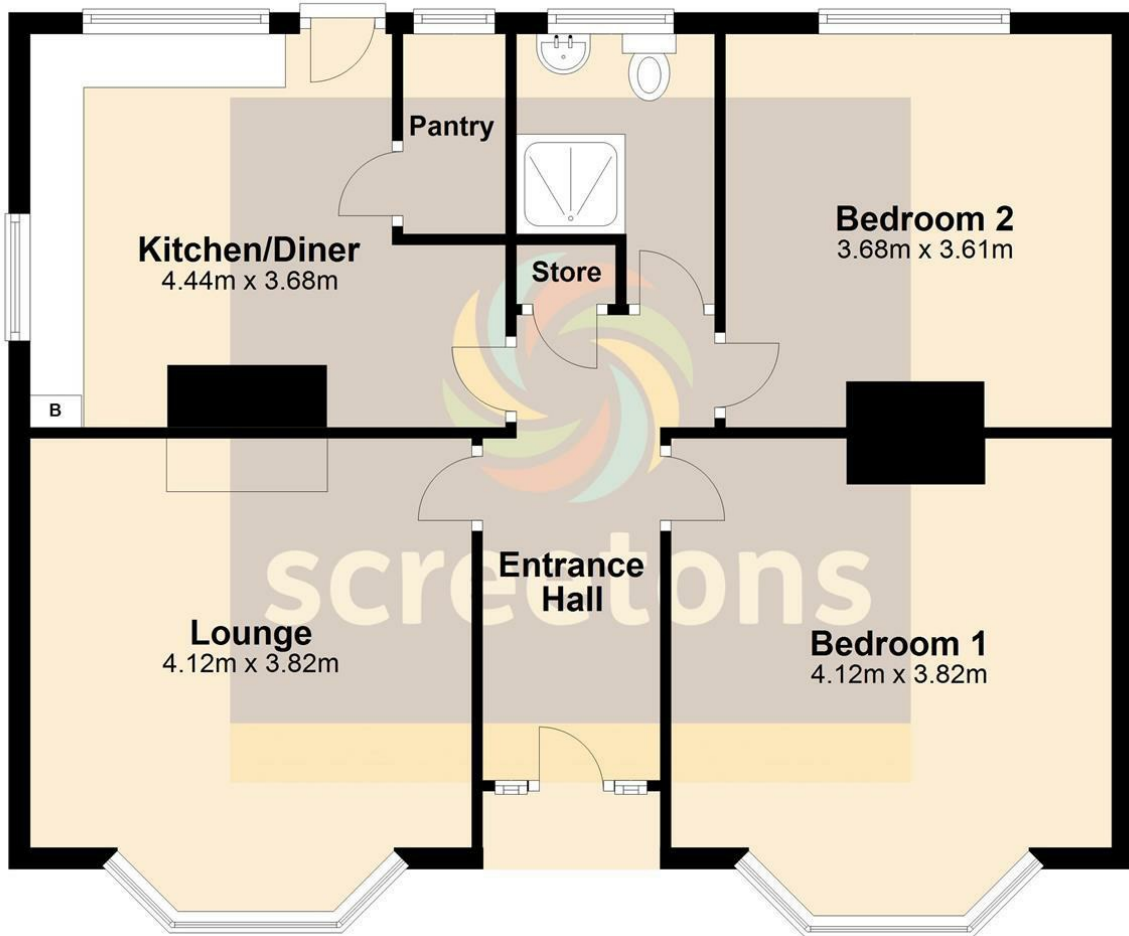


Additional Information

Local Authority - Doncaster
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Freehold

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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