



## The Crescent, Dunscroft, Doncaster



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### Guide price £70,000

- Being sold through online auction
- Buyers fee applies
- Buy it now option available
- Ideal for first-time buyers
- Excellent transport links
- Galley kitchen with ample space
- Freehold
- EPC rating D





For sale is this terraced house, ideal for first-time buyers or investors. Situated in a convenient location with excellent public transport links, local amenities, nearby schools, and parks within close proximity.

The property, which requires some renovation, presents a splendid opportunity for those looking to put their own stamp on a home. It comprises two open-plan reception rooms, one featuring a gas fire, perfect for cosy evenings. The galley kitchen, although in need of modernisation, offers ample space for all your cooking needs.

The two double bedrooms provide comfortable living space, while the unusually large bathroom has lots of potential for adapting to your needs.

One of the standout features of this property is the large rear garden, which holds a wealth of potential. It currently houses an outhouse, two garden sheds, and a greenhouse, ideal for



those with green fingers or a passion for outdoor projects.

The house is within Council Tax Band A, making it an affordable choice for those stepping onto the property ladder or adding to their investment portfolio.

In conclusion, this property offers a unique opportunity to acquire a home with plenty of potential. With its large garden and spacious rooms, it could become a dream home with some care and attention.

Being Sold by Online Auction

Starting Bids from: £70,000

Buy it now option available

Please call or visit Goto Online Auctions for more information.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested







parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact Northwood estate agents

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.





The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6600 including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

#### Material information:

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well

Dining Room 3.17m x 3.64m (10'5" x 11'11")

Lounge 4.24m x 4.2m (13'11" x 13'10")

Kitchen 4.09m x 1.78m (13'5" x 5'10")

Stairs / Landing

Bedroom One 4.18m x 3.6m (13'8" x 11'10")

Bedroom Two 2.62m x 3.03m (8'7" x 9'11")

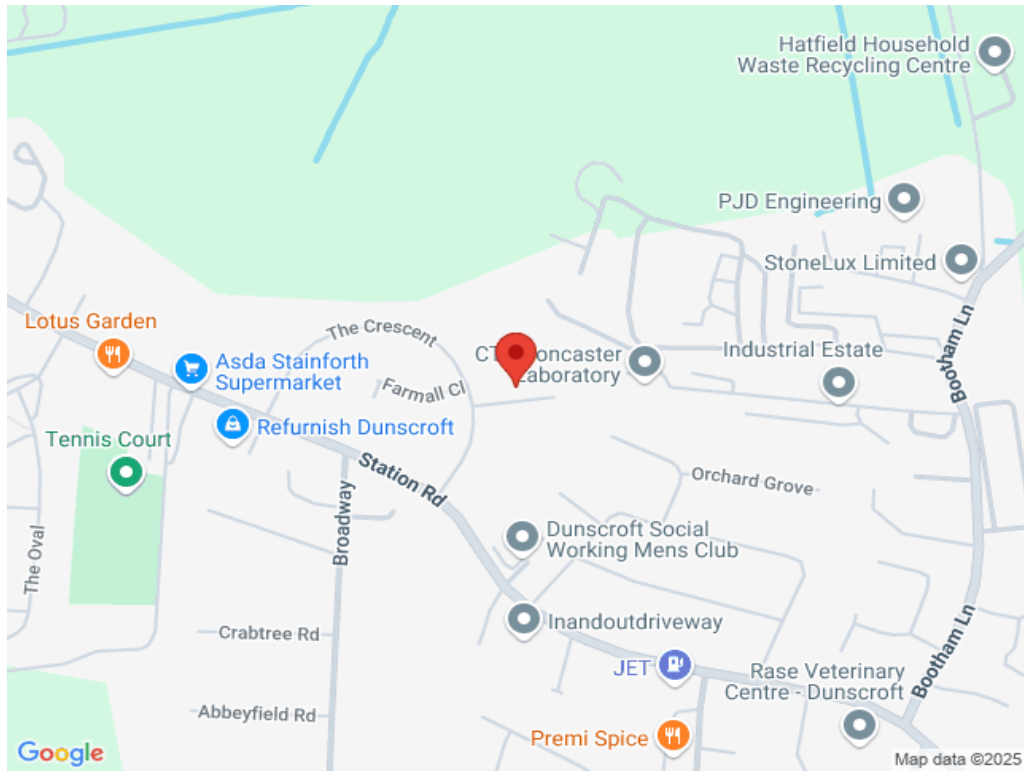
Bathroom 4.23m x 2.15m (13'11" x 7'1")

Storage 1.68m x 1.18m (5'6" x 3'11")

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Northwood Hatfield

01302 279196

[hatfield@northwooduk.com](mailto:hatfield@northwooduk.com)