



**The Bungalow Westwell Lane, Gringley-On-The-Hill Doncaster DN10
4QY**

welcome to

The Bungalow Westwell Lane, Gringley-On-The-Hill Doncaster

WELL PRESENTED BUNGALOW located to the popular semi rural village of Gringley-on-the-Hill, offering THREE bedrooms, OFF ROAD PARKING, PRIVATE REAR GARDEN and STORAGE GARAGE. Viewing is highly recommended!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation

Entrance Hall

Entrance hall having a central heating radiator.

Study

9' x 6' (2.74m x 1.83m)

Having a rear facing double glazed window, coving to the ceiling, dado rail and central heating radiator.

Lounge

13' 10" x 13' 1" (4.22m x 3.99m)

Main reception room with feature fireplace consisting of electric inset fire with back, hearth and surround. Front facing double glazed window, coving to the ceiling, dado rail and a central heating radiator.

Dining Room

9' 8" x 9' 1" (2.95m x 2.77m)

Dining room positioned between the lounge and study having french doors, a side facing double glazed window, coving to the ceiling, dado rail and a central heating radiator.

Kitchen

14' x 8' 8" (4.27m x 2.64m)

Lovely kitchen fitted with an extensive range of wall and base units with complimentary work tops and inset sink and drainer. There is space for a washing machine, American style fridge freezer and dishwasher. Having a beamed ceiling, rear facing double glazed window and a rear entrance door.

Bedroom One

13' 11" max x 10' 2" + wardrobes & bay (4.24m max x 3.10m + wardrobes & bay)

Double bedroom with built in storage cupboard and wardrobes. Having a rear facing bay window and two central heating radiators.

Bedroom Two

10' 11" x 10' 9" (3.33m x 3.28m)

Double bedroom with built in storage cupboard. Front facing double glazed window and central heating radiator.

Bedroom Three

9' 3" x 8' 8" (2.82m x 2.64m)

Great size third bedroom with built in storage cupboard and front facing double glazed window. Central heating radiator, dado rail and coving to the ceiling.

Bathroom

Family bathroom comprising of a bath with an overhead shower, wc and vanity wash hand basin. Having fully tiled walls. a rear facing double glazed window with obscure glass and a heated towel rail.

External

Externally, the property is positioned in a slightly elevated position with steps leading to the front door. The front garden is laid to lawn with a variety of plants and shrubs and has a side pedestrian access gate and block paved driveway leading to the carport. To the rear of the property is an enclosed garden with a high degree of privacy, lawn with central water feature, paved seating area and outside tap.

Summer House

15' 4" x 10' 7" (4.67m x 3.23m)

A useful addition to the garden especially in the summer months with power and light connected.

Carport

33' 8" x 9' (10.26m x 2.74m)

Covered area to the side elevation leading to the storage garage.

Storage Garage Utilities

Mains electric, mains water and drainage, oil central heating.

Agents Note

The property is of non-standard construction please speak with your conveyancer.

Agents Note

We have not been able to verify information relating to historical build alterations. Please make enquiries with the branch before proceeding to view.

The vendor informs there has been a new roof fitted in January 2025 and a replacement boiler in May 2025 - any further questions please ask the agent for details.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale By Auction
- Well Presented Detached Bungalow - Sought After Location

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107527 - 0008

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