



**Carr House Road, Hyde Park Doncaster**

**welcome to**

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Ideal for investors or young families is this generous five bedroom mid terraced property which is located in this popular location with close links to local amenities and transport links.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Entrance Hall

Accessed through a front facing composite door. There is a central heating radiator and stairs which rise to the first floor landing.

## Lounge

15' to bay x 10' 6" to the recess ( 4.57m to bay x 3.20m to the recess )  
With a front facing bay double glazed window, dado rail, coving to the ceiling and a central heating radiator. There is a feature fireplace as the focal point of the room.

## Dining Room

14' 6" x 11' 3" to the recess ( 4.42m x 3.43m to the recess )  
With a rear facing double glazed window and a central heating radiator.

## Kitchen

15' 9" x 9' 7" ( 4.80m x 2.92m )  
Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor hood above, an oven and grill, plumbing for a washing machine and dishwasher and space for a fridgefreezer. There is the wall mounted gas central heating boiler, a central heating radiator, a door which gives access to the cellar, two side facing double glazed windows and a side facing door which gives access to the rear garden.

## Cellar One

13' 9" x 11' 9" ( 4.19m x 3.58m )  
Ideal for storage.

## Cellar Two

11' 2" x 9' 9" ( 3.40m x 2.97m )  
Ideal for storage.

## Inner Lobby Downstairs Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is complimentary tiling, a central heating radiator and a side facing obscure window.

## Bedroom Five

9' 10" x 9' 3" ( 3.00m x 2.82m )  
With a side facing double glazed window and a central heating radiator.

## First Floor Landing

There are stairs which rise to the second floor landing.

## Bedroom Two

14' 2" x 12' 6" to the wardrobes ( 4.32m x 3.81m to the wardrobes )  
A double room with a front facing double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space.

## Bedroom Three

13' 10" x 8' 7" ( 4.22m x 2.62m )  
With a rear facing double glazed window and a central heating radiator.

## Bedroom Four

9' x 9' 8" ( 2.74m x 2.95m )  
With a rear facing double glazed window and a central heating radiator.

## Bathroom

Fitted with a WC, a wash hand basin and a panelled bath. There is complimentary tiling, a central heating radiator and a side facing obscure window.

## Second Floor Landing Bedroom One

14' 2" x 17' 4" to the recess ( 4.32m x 5.28m to the recess )  
With a front facing double glazed window, a central heating radiator and a useful cupboard ideal for hanging and storage space.

## Outside

To the rear of the property is an enclosed yard style garden and access through to the garage.

## Garage

With an up and over door.



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## Carr House Road, Hyde Park Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION INVESTORS OR YOUNG FAMILIES
- FIVE BEDROOM MID TERRACED PROPERTY

Tenure: Freehold EPC Rating: E

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122271 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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