



Aldcliffe Crescent, Balby DONCASTER

welcome to

Aldcliffe Crescent, Balby DONCASTER

Ideal for a first time buyer or young family is this spacious four bedroom detached property which is located in this popular location of Balby. The property offers spacious living accommodation throughout and off road parking with a driveway and garage.



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 side facing sealed unit door. There is a central heating radiator, laminate flooring and a door which gives access to the garage.

Ground Floor W.C

Fitted with a WC and a wash hand basin. There is complimentary tiling, a central heating radiator and laminate flooring. With a front facing obscure double glazed window.

Kitchen

With a front facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has plumbing for a washing machine, space for a dishwasher and tumble dryer. There is laminate flooring and a central heating radiator.

Dining Room

11' 6" x 8' 2" (3.51m x 2.49m)
A spacious dining area with steps down to the lounge. There is laminate flooring, a central heating radiator and area for a dining table and chairs.

Lounge

20' 3" x 9' 3" (6.17m x 2.82m)
With a rear facing double glazed bay window and rear facing French doors which gives access to the conservatory. There is a central heating radiator and a feature fireplace as the focal point of the room.

Conservatory

12' 6" x 8' 11" (3.81m x 2.72m)
With side and rear facing double glazed windows and side facing French doors which give access to the rear garden. There is laminate flooring and a central heating radiator.

First Floor Landing

With a side facing single glazed window, loft access and a central heating radiator.

Bedroom One

13' 2" x 9' 6" (4.01m x 2.90m)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bedroom Two

10' 2" x 7' 11" (3.10m x 2.41m)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bedroom Three

9' 10" x 8' 6" (3.00m x 2.59m)
There is a front facing double glazed window, laminate flooring and a central heating radiator.

Bedroom Four

6' 10" x 9' 4" (2.08m x 2.84m)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and bath with shower over. There is complimentary tiling, tiling to the floor, a central heating radiator and a side facing single glazed window.

Outside

To the front of the property is a lawned garden and access to the garage while to the rear of the property is an enclosed lawned garden with patio area.

Garage

There is the gas central heating boiler.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOM DETACHED PROPERTY
- POPULAR LOCATION

Tenure: Freehold EPC Rating: E

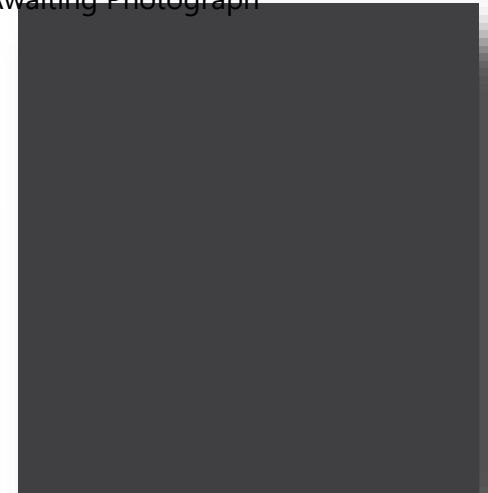
guide price

£150,000

Awaiting Photograph



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR121919 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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