



**Doncaster Road, Pickburn Doncaster**

**welcome to**

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Situated in this village location of Pickburn is this three bedroom end terraced character cottage which benefits from having a generous rear garden and a garage for off road parking.



## 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 Porch

Accessed through a front facing door.

## Lounge

17' 4" x 11' 7" ( 5.28m x 3.53m )

With a front facing double glazed window, stairs which rise to the first floor landing and a feature fire surround with open fire as the focal point of the room.

## Dining Room

11' x 10' ( 3.35m x 3.05m )

With a rear facing double glazed window, a central heating radiator and a feature fire as the focal point of the room.

## Kitchen

10' 4" x 9' 1" ( 3.15m x 2.77m )

Fitted with a range of wall and base units with coordinating work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has an electric hob, electric oven, plumbing for a washing machine and space for a fridge. There is complimentary tiling, side and rear facing double glazed windows and a rear facing door which gives access to the rear garden.

## First Floor Landing

There is a useful storage cupboard.

## Bedroom One

17' 4" x 9' ( 5.28m x 2.74m )

With a front facing double glazed window and a central heating radiator,

## Bedroom Two

10' 1" x 8' 8" ( 3.07m x 2.64m )

With a rear facing double glazed window and a central heating radiator,

## Bedroom Three

10' 1" x 8' 4" ( 3.07m x 2.54m )

There is a front facing double glazed window and a central heating radiator,

## Outside

To the front of the property is an enclosed pebbled garden with shrubs while to the side of the property is a right of way which leads to a driveway and garage to provide ample off road parking to the rear. There is a generous enclosed mainly laid to lawn garden with paved patio area.



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## Doncaster Road, Pickburn Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR LOCATION
- THREE BEDROOM END TERRACED COTTAGE

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:  
DCR122717 - 0004

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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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