



Hardy Road, Wheatley Doncaster



welcome to

Hardy Road, Wheatley Doncaster

Situated in this popular location of Wheatley with excellent links to local amenities and transport links is this three bedroom semi detached property. The property is priced to allow for modernisation and comes to the market with no onward chain!



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 exterior door. There is a central heating radiator and stairs which rise to the first floor landing.

Lounge

13' 1" x 11' 3" (3.99m x 3.43m)

With a front facing double glazed window, a central heating radiator and an electric feature fireplace as the focal point of the room.

Sitting Room

9' 11" x 14' 1" max (3.02m x 4.29m max)

With a rear facing double glazed window and rear facing French doors which give access to the rear garden. There is a feature fireplace as the focal point of the room and a useful pantry.

Kitchen

8' 10" x 8' max (2.69m x 2.44m max)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has space for an under counter fridgefreezer and space for a washing machine. There are side and rear facing double glazed windows and a side facing door which gives access to the garage and rear garden.

First Floor Landing

With a side facing double glazed window and loft access.

Bedroom One

13' 11" x 9' 11" (4.24m x 3.02m)

There is a front facing double glazed window.

Bedroom Two

9' 11" x 11' 5" max (3.02m x 3.48m max)

With a rear facing double glazed window and fitted wardrobes ideal for hanging and storage space.

Bedroom Three

8' x 7' (2.44m x 2.13m)

With a front facing double glazed window.

Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and a side facing obscure double glazed window.

Outside

To the front of the property is a lawned garden with shared access to the side which leads to the rear garden and garage. To the rear of the property is a lawned garden.

Additional Information

The vendors have made us aware that there is partial central heating throughout the property as there are only central heating radiators in some of the rooms.



view this property online williamhbrown.co.uk/Property/DCR122754



welcome to

Hardy Road, Wheatley Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PRICED TO ALLOW FOR MODERNISATION
- SUPERB OPPORTUNITY

Tenure: Freehold EPC Rating: Awaited

guide price

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122754



Property Ref:
DCR122754 - 0003

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.

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk