



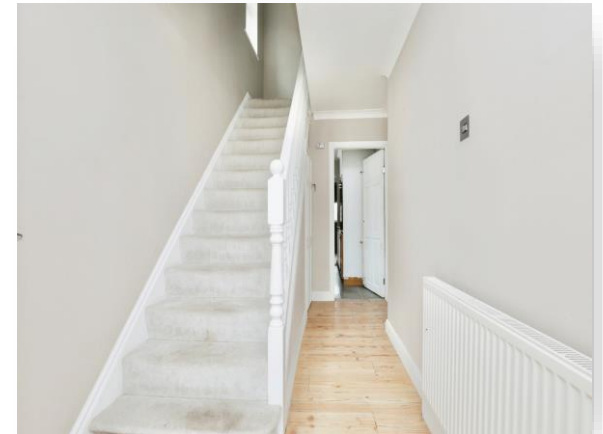
Warmsworth Road, Balby Doncaster



welcome to

Warmsworth Road, Balby Doncaster

Situated in this popular location of Balby with close links to local amenities and transport links is this spacious three bedroom semi detached property. The property is ideal for first time buyers, young families or investors!



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.

Lounge

13' 10" x 11' 4" to the recess (4.22m x 3.45m to the recess)

With a front facing double glazed window, a central heating radiator and a feature fireplace as the focal point of the room. The lounge is open plan to the dining room.

Dining Room

13' 2" x 10' 6" (4.01m x 3.20m)

With rear facing French doors which gives access to the rear garden. There is laminate flooring.

Kitchen

9' 2" x 6' 7" (2.79m x 2.01m)

With a side 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 a gas hob with extractor hood above and electric oven. There is a door which gives access to the rear porch.

Rear Porch/ Store Room

There is plumbing for a washing machine. Fitted with a WC - not connected.

First Floor Landing

There is a side facing double glazed window.

Bedroom One

10' 9" x 13' 9" to the bay (3.28m x 4.19m to the bay)

With a front facing bay double glazed window and a central heating radiator.

Bedroom Two

10' 6" x 13' 3" (3.20m x 4.04m)

There is a rear double glazed window and a central heating radiator.

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

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

Bathroom

Fitted with a WC, a wash hand basin and panelled bath. There is a central heating radiator, a storage cupboard, tiling to the walls and floor and a side facing obscure double glazed window.

Outside

To the front of the property is an enclosed lawned garden with a shared driveway to provide ample off road parking and in turn leads to the concrete garage. To the rear of the property is an enclosed lawned garden with decked patio area.



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Warmsworth Road, Balby Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: Awaiting

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123045 - 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.

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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