



**St. Vincent Avenue, Wheatley Doncaster**



**welcome to**

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This immaculately presented seven bedroom HMO is situated within close proximity to Doncaster City Centre and excellent transport links. The property has a gross potential income of £30,000 per annum when fully occupied 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

With a front facing sealed unit door, a central heating radiator, coving to the ceiling and a door to the cellars.

## Bedroom One

12' 1" to recess x 15' 1" ( 3.68m to recess x 4.60m )  
With a front facing double glazed bay window, a central heating radiator and a kitchen area with an electric wall heater.

## Bedroom Two

14' 1" x 10' 5" to recess ( 4.29m x 3.17m to recess )  
With a rear facing double glazed window, coving to the ceiling, a central heating radiator, a feature fireplace and a kitchen area.

## Bedroom Three

9' 8" x 9' 7" ( 2.95m x 2.92m )  
With a rear facing double glazed window and a central heating radiator.

## Kitchen Area

7' 4" x 10' 6" ( 2.24m x 3.20m )  
With a central heating radiator.

## Shower Room

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

## First Floor Landing

### Bedroom Four

9' 4" max x 9' 7" to recess ( 2.84m max x 2.92m to recess )  
With a rear facing obscure double glazed window, a central heating radiator and kitchen area.

### Bedroom Five

10' 6" max x 15' ( 3.20m max x 4.57m )  
With a rear facing double glazed window and a central heating radiator. There is an electric wall heater, a central heating radiator and a good sized kitchen area.

### Bedroom Six

15' 2" x 16' 6" ( 4.62m x 5.03m )  
With a front facing double glazed bay window, three central heating radiators and a kitchen area.

### Separate W.C.

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin, complimentary tiling and a central heating radiator.

## Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is an extractor fan and tiling to the walls and floor.

## Second Floor Landing

From the first floor stairs rise to the second floor landing.

## Bedroom Seven

8' 1" x 7' 9" ( 2.46m x 2.36m )  
With a velux double glazed window and access to the sitting room area.

## Sitting Room Area

11' 11" x 16' 6" ( 3.63m x 5.03m )  
With a front facing double glazed window, a central heating radiator and kitchen area.

## Shower Room

Fitted with a wash hand basin with miser tap and a shower cubicle with shower. There is an extract fan and tiling to the walls and floor.

## Separate W.C.

Fitted with a WC, a front facing obscure double glazed window and a skylight window.

## Outside

To the front of the property there is an enclosed forecourt. To the rear of the property there is an enclosed garden.



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## St. Vincent Avenue, Wheatley Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SUPERB INVESTMENT OPPORTUNITY
- SEVEN BEDROOM MID-TERRACED HMO

Tenure: Freehold EPC Rating: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123270 - 0003

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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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