



Beechfield Road, Hyde Park Doncaster

welcome to

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This two double bedroom mid-terraced home is well-presented throughout and is ideal for a first time buyer or investor. Benefiting from two reception rooms, a conservatory/utility room and is available 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 exterior door, stairs which rise to the first floor landing and access through to the lounge and dining room.

Lounge

12' 11" max into bay x 9' 8" max (3.94m max into bay x 2.95m max)

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

Dining Room

12' 8" x 13' 1" (3.86m x 3.99m)

With a rear facing double glazed window, a central heating radiator and access through to the kitchen and cellar.

Kitchen

8' 7" x 6' 1" (2.62m x 1.85m)

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 four ring gas hob, an electric oven and grill, space for a fridge, plumbing for a washing machine, splashback tiling, a rear facing double glazed window, a side facing door and access into the conservatory.

Conservatory / Utility

8' 10" x 6' 4" (2.69m x 1.93m)

With rear facing French doors giving access to the rear garden and space for a fridge or freezer.

First Floor Landing

Bedroom One

13' 1" x 12' 8" max (3.99m x 3.86m max)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space. There is access to the en-suite bathroom.

Bathroom

Situated off bedroom one with a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a panelled bath, partial tiling and a central heating radiator.

Bedroom Two

11' 5" x 12' 11" max (3.48m x 3.94m max)

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

Outside

To the rear of the property there is a paved and gravel courtyard garden with useful outbuilding and store which has a outside high flush WC. A rear gate provides access to the service lane.



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Beechfield Road, Hyde Park Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM MID-TERRACED HOME
- ATTRACTIVELY PRICED

Tenure: Freehold EPC Rating: D

guide price

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123469



Property Ref:
DCR123469 - 0002

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