



**Cusworth Lane, Cusworth Doncaster**



**welcome to**

**Cusworth Lane, Cusworth Doncaster**

Ideal for first time buyers, young families and investors is this two bedroom semi-detached home which is priced to allow for modernisation and available with no onward chain. Situated close to local amenities, Cusworth Hall and excellent transport links.



## 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 Porch

With a front facing obscure double glazed upvc door, original tiles and a further door to the entrance hall.

### Entrance Hall

With laminate flooring, a central heating radiator, coving to the ceiling and stairs which rise to the first floor.

### Lounge

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

With a front facing double glazed bay window, a central heating radiator, tiled fireplace, coving to the ceiling and laminate flooring.

### Dining Room

15' 4" x 11' 3" ( 4.67m x 3.43m )

With rear facing double glazed French doors, a rustic brick feature fireplace, storage to the alcoves, laminate flooring, an understairs storage cupboard and a central heating radiator.

### Kitchen

11' 3" x 5' 9" ( 3.43m x 1.75m )

With two side facing double glazed windows and door giving access to the rear garden. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a freestanding gas cooker, under counter space and plumbing for a washing machine, tiled splashback and tiled flooring.

### First Floor Landing

With access to the loft and coving to the ceiling.

### Bedroom One

15' 4" x 9' 11" ( 4.67m x 3.02m )

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

### Bedroom Two

11' 2" x 8' 5" ( 3.40m x 2.57m )

With a rear facing double glazed window, a central heating radiator, laminate flooring and a built-in storage cupboard housing the boiler and hot water tank.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and a heated towel rail.

### Outside

To the front of the property there is a block paved driveway providing off road parking with a side access gate to the rear garden. To the rear of the property there is an enclosed garden with raised decked patio, garden shed and a brick built store.



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## Cusworth Lane, Cusworth Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM SEMI-DETACHED HOME
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£110,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124474 - 0002

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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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