



Littlemoor Lane, Balby Doncaster

welcome to

Littlemoor Lane, Balby Doncaster

Situated in the popular sought after location with views over the park and playing fields to the rear is this well-presented three bedroom semi-detached home which ideal for growing families and first time buyers.



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 side facing obscure double glazed window, a central heating radiator and stairs which rise to the first floor landing.

Lounge

11' 5" To Recess x 11' 11" Into Bay (3.48m To Recess x 3.63m Into Bay)

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

Dining Room

14' 10" To Recess x 12' 10" (4.52m To Recess x 3.91m)

With a rear facing double glazed window, a central heating radiator and a door providing access to the understairs storage cupboard.

Breakfast Kitchen

13' 8" x 5' 9" (4.17m x 1.75m)

With a side facing double glazed window and sealed unit door. Fitted with a range of wall and base units with coordinating worktops housing the stainless steel sink and drainer with mixer tap. The kitchen has gas hob, electric oven, an integrated fridge and freezer, plumbing for a washing machine. There is a breakfast bar, complimentary tiling, a central heating radiator and modern vinyl flooring.

First Floor Landing

With access to the loft.

Bedroom One

12' To The Bay x 14' 10" To Recess (3.66m To The Bay x 4.52m To Recess)

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

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m)

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

Bedroom Three

6' x 9' 2" (1.83m x 2.79m)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin on a vanity unit and a paneled bath with mixer tap and shower attachment. There is a chrome heated towel rail and complimentary tiling throughout.

Outside

To the front of the property there is an enclosed garden whilst to the rear of the property there is a good sized enclosed mainly laid to lawn garden with patio, a purpose built store and open views over the park to the rear.



view this property online williamhbrown.co.uk/Property/DCR124622



welcome to

Littlemoor Lane, Balby Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PERFECT FOR FIRST TIME BUYERS AND GROWING FAMILIES
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124622



Property Ref:
DCR124622 - 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