



Rushy Moor Avenue, Askern Doncaster

welcome to

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This spacious three bedroom semi-detached home is ideal for first time buyers or growing families situated on a good sized plot with a good sized garden to the rear with views over the playing fields, a spacious lounge, dining kitchen and utility room.



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 and laminate flooring.

Lounge

14' Recess x 15' (4.27m Recess x 4.57m)

With a front facing double glazed window, a feature fireplace as the focal point of the room with tiled back and hearth, coving to the ceiling, laminate flooring and a central heating radiator.

Dining Kitchen

17' 3" x 9' 11" (5.26m x 3.02m)

With a side facing double glazed window. Fitted with

wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. There is complimentary tiling, a gas hob, an electric oven, plumbing for a washing machine, space for a fridge-freezer, tiled flooring and access to the rear lobby.

Rear Lobby

With access to the utility room and bathroom.

Utility

With a side facing obscure double glazed window, plumbing for a washing machine, space for a dryer and a wall mounted central heating boiler.

Bathroom

With a rear facing obscure window. Fitted with a WC, a wash hand basin on a vanity unit, shower cubicle with shower and a panelled bath with mixer tap and shower attachment. There is a central heating radiator and tiling to the walls and floor.

First Floor Landing

With a side facing double glazed window.

Bedroom One

11' 9" x 11' 11" to wardrobes (3.58m x 3.63m to wardrobes)

With a front facing double glazed window, a central heating radiator, laminate flooring and built-in wardrobes. There is access to the en-suite WC.

En-Suite W.C.

Fitted with a low flush WC and a wash hand basin.

Bedroom Two

14' 2" x 10' 5" to recess (4.32m x 3.17m to recess)

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

Bedroom Three

10' 2" x 6' 7" (3.10m x 2.01m)

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

Outside

Outside to the front of the property with a garden and driveway which provides off road parking and to the rear is a god sized enclosed garden with open view over playing fields to the rear and a garden shed.



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Rushy Moor Avenue, Askern Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED
- GOOD SIZED REAR GARDEN

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

guide price

£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124691 - 0006

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