



**Beechfield Road, Hyde Park Doncaster**

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## **Beechfield Road, Hyde Park Doncaster**

This well-presented two bedroom mid-terraced home is ideal for investors or first time buyers benefiting from two reception rooms, no onward chain and close links to the city centre.



## 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.

## Lounge

11' x 11' 3" max ( 3.35m x 3.43m max )

With a front facing exterior door, a front facing double glazed window, coving to the ceiling, a central heating radiator and access to the inner lobby.

## Inner Lobby

With stairs which rise to the first floor landing and access through to the dining room.

## Dining Room

11' 5" x 11' 4" max ( 3.48m x 3.45m max )

With a rear facing double glazed window, a central heating radiator, a wall mounted boiler, space for a dining table and chairs, open access to the kitchen and access down to the cellar.

## Kitchen

6' 7" x 5' 6" ( 2.01m x 1.68m )

Fitted with a range of high gloss wall and base units with work surfaces housing the sink and drainer. The kitchen has an integrated electric hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge or freezer. There is complimentary splashback tiling, a rear facing double glazed window and a side facing door providing access to the rear garden.

## First Floor Landing

### Bedroom One

11' 5" x 11' 3" max ( 3.48m x 3.43m max )

With a rear facing double glazed window, a central heating radiator and access to the en-suite bathroom.

### En-Suite Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is an extractor fan, tiled splashback, a central heating radiator and a rear facing obscure double glazed window.

### Bedroom Two

11' 1" x 11' 4" max ( 3.38m x 3.45m max )

With a front facing double glazed window, a useful storage cupboard and a central heating radiator.

## Outside

To the rear of the property there is a paved courtyard with a gate to the rear service lane and access to an outdoor store housing an outdoor WC.



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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
- ATTRACTIVELY PRICED
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£70,000**



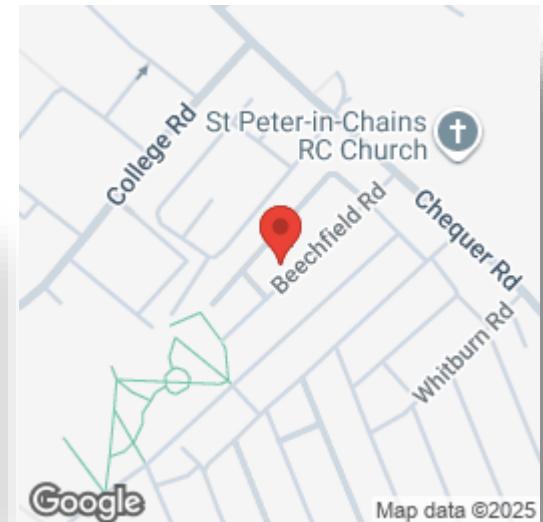
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Property Ref:  
DCR125266 - 0003

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Please note the marker reflects the postcode not the actual property



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