



Rufford Road, Belle Vue Doncaster

welcome to

Rufford Road, Belle Vue Doncaster

Attention investors! This spacious two double bedroom ex local authority property is situated in this sought after location close to a range of local amenities 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 Hall

With a front facing sealed unit door and stairs which rise to the first floor landing.

Lounge

20' 4" x 11' 2" (6.20m x 3.40m)

With front and rear facing single glazed windows, an understairs storage cupboard and two central heating radiators.

Kitchen

13' 1" x 7' 2" Max (3.99m x 2.18m Max)

Fitted with wall and base units with work surfaces housing the sink and drainer. There is plumbing for a washing machine, space for a fridge-freezer and a door which gives access to the garden.

First Floor Landing

With a side facing single glazed window and a cupboard housing the gas central heating boiler.

Bedroom One

10' 11" x 9' 10" (3.33m x 3.00m)

A double room with a front facing single glazed window and a central heating radiator.

Bedroom Two

11' 3" To Recess x 10' (3.43m To Recess x 3.05m)

With a rear facing single glazed window, a storage cupboard and a central heating radiator.

Bathroom

With a rear facing obscured window. Fitted with a WC, a wash hand basin and a panelled bath.

Outside

To the front of the property there is a lawned garden with fencing to the perimeter and to the rear is an enclosed lawned garden.



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Rufford Road, Belle Vue Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- IN NEED OF MODERNISATION THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£40,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125474 - 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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk