



Carr Side Lane, Hatfield Doncaster DN7 6BG

welcome to

Carr Side Lane, Hatfield Doncaster

Welcome to Carr Side Lane! A charming four bedroom bungalow, located in a quiet corner of Hatfield and surrounded by serene greenery and fields. Perfect for those looking to create their own ideal family home, with a private garden perfect for outdoor entertaining or relaxing!



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' 4" plus bay window x 13' 5" (3.45m plus bay window x 4.09m)
Including a side facing double glazed bay window, French doors, a rear facing double glazed windows, a central heating radiator, a log burner and carpet floor covering.

Dining Room

15' 5" x 10' (4.70m x 3.05m)
Including both side and rear facing double glazed windows, laminate floor covering and a central heating radiator.

Kitchen

13' 4" max x 15' 1" (4.06m max x 4.60m)
With both wall and base units, the kitchen includes an integrated oven, a sink and drainer unit, a dish washer, vinyl floor covering and both rear, side and front facing double glazed windows.

Utility Room

4' 6" x 6' 8" (1.37m x 2.03m)
Comprising of vinyl floor covering, a sink and drainer unit, plumbing for a washing machine and a tiled splash back.

Bedroom One

10' 9" x 12' 4" (3.28m x 3.76m)
Including a front facing double glazed window, carpet floor covering and a central heating radiator.

Bedroom Two

11' 4" to wardrobe fronts x 11' 3" (3.45m to wardrobe fronts x 3.43m)
Including a front facing double glazed window, carpet floor covering, a central heating radiator and fitted wardrobe.

Bedroom Three

11' 9" into recess x 11' (3.58m into recess x 3.35m)
Featuring a front facing double glazed window, carpet floor covering, a central heating radiator and fitted wardrobes.

Bedroom Four

9' 9" x 10' into recess (2.97m x 3.05m into recess)
Including a rear facing double glazed window, carpet floor covering and a central heating radiator.

Bathroom

Featuring a WC, wash hand basin, a bath, a shower, central heating radiator and vinyl floor covering.

Front Garden

Featuring a lawn area, a gravel border and a pergola with a paved area.

Rear Garden

The private wrap- around rear garden features a paved walk way and out door electric point.

Garage

Featuring an up and over door and an integral room in the rear of the garage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Guide Price £250,000
- Four Bedroom Detached Bungalow

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF105973 - 0006

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.

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