



Baildon Road, Scunthorpe DN15 8DB

welcome to

Baildon Road, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom
- Semi-Detached House

Tenure: Freehold EPC Rating: E

guide price

£120,000

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 £300 inc VAT towards the preparation cost of the pack.

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

Double glazed door to the front, central heating radiator, understairs cupboard, double glazed window to the front

Open Plan Lounge/Diner

19' 1" x 13' 7" max (5.82m x 4.14m max)
Two double glazed windows, two central heating radiators, coving to the ceiling, gas fire place

Kitchen/ Breakfast Room

12' x 8' 11" max (3.66m x 2.72m max)
fitted kitchen with wall and base units, sink and drainer units, work surfaces, tiling to the walls, plumbing for washing machine, central heating boiler.

Landing

Stairs from entrance hall, double glazed window to the side, loft access

Bedroom One

12' 5" max x 10' (3.78m max x 3.05m)
Double glazed window to the front, central heating radiator

Bedroom Two

12' 4" max x 8' 10" (3.76m max x 2.69m)
Double glazed window to the rear, central heating radiator

Bedroom Three

10' x 6' 8" (3.05m x 2.03m)
Double glazed window to the front



view this property online williamhbrown.co.uk/Property/SCT110283



Property Ref:

SCT110283 - 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.

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