



**Burke Street, Scunthorpe DN15 6DF**



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## **Burke Street, Scunthorpe**

This mid-terraced property offered for sale on Burke Street in Scunthorpe. Located in a highly convenient area, this property boasts a wealth of local amenities. Briefly, this property offers living room, dining room, utility room, kitchen and downstairs WC. Three bedrooms serviced by a bathroom.



### 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 Porch

Front elevation single-glazed French door and ceramic tiled flooring.

### Entrance Hall

Front elevation single-glazed door and central heating radiator.

### Cloakroom

WC, wash hand basin and double-glazed window.

### Lounge

13' 1" x 12' 6" max ( 3.99m x 3.81m max )

Rear facing single-glazed window, gas fireplace, wood glazed door and under stairs cupboard.

### Dining Room

11' 5" x 9' 3" max ( 3.48m x 2.82m max )

Front facing single-glazed window, open fireplace, central heating radiator, coving to the ceiling and flushed style door.

### Kitchen

13' 6" x 7' ( 4.11m x 2.13m )

Fitted kitchen with wall and base cupboard, work surfaces, tiling to the walls, stainless-steel sink and drainer, plumbing for the washing machine, central heating radiator, wooden door, single-glazed window and cushion flooring.

### Utility Room

Base cupboards, work surface, central heating boiler, single-glazed window and cushion flooring.

### Landing

Stairs from entrance hallway, loft access and storage cupboard.

### Bedroom One

12' 7" max x 11' 5" ( 3.84m max x 3.48m )

Front facing double-glazed window, central heating radiator, original decorative fireplace and colonial style door.

### Bedroom Two

10' 8" x 9' 10" max ( 3.25m x 3.00m max )

Rear facing double-glazed window, central heating radiator and colonial style door.

### Bedroom Three

10' 7" x 7' 2" ( 3.23m x 2.18m )

Rear facing single-glazed window, central heating radiator and colonial style door.

### Bathroom

Bath, WC, wash hand basin, cupboard with tank, part tiled flooring, single-glazed window, central heating radiator and colonial style door.

### Front Garden

Concrete yard.

### Rear Garden

Concrete yard,



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## Burke Street, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced House
- Investments Opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£35,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SCT110876 - 0002

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