



Dryden Dale, Worksop S81 0ET

welcome to

Dryden Dale, Worksop

Offered for sale is this lovely THREE bedroom SEMI DETACHED family home ideally situated in the Kilton area, which offers an array of essential local amenities and excellent transport links close by. Early viewings are highly recommended to fully appreciate the property on offer.



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.

Dryden Dale, Workop Entrance Hall

Entrance to this lovely property via the front facing entrance door leading in to the spacious hallway with stairs to the first floor, under stairs storage, coving to the ceiling, central heating radiator and access to the lounge and kitchen area.

Lounge

12' 8" x 12' 6" to side of chimney (3.86m x 3.81m to side of chimney)

Open plan to the dining room with a central heating radiator, front facing double glazed window, coving to the ceiling and an electric fire fitted to the chimney breast.

Dining Room

9' 3" x 11' (2.82m x 3.35m)

Open plan from the lounge with a rear facing double glazed window, coving to the ceiling and central heating radiator.

Kitchen

7' 6" x 11' 8" (2.29m x 3.56m)

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, splashback tiling, built in oven, electric hob with extractor fan, built in washing machine, built in fridge freezer, tiled floor, rear facing double glazed window and a side facing entrance door leading to the inner hall.

Inner Hallway

Entrance to the hallway via a front facing entrance door leading in to the hall with tiled flooring and access to the conservatory, storage cupboard and additional storage cupboard.

Conservatory

Front facing double glazed window, side facing double glazed window and a rear facing double glazed window with rear facing double glazed french doors leading to the garden and tiled flooring.

Storage Room

Front facing double glazed window.

Landing

Side facing double glazed window and access to the three bedrooms, storage cupboard, loft area and main shower room

Bedroom One

10' 7" up to wardrobe x 9' 11" to side of chimney + door rece (3.23m up to wardrobe x 3.02m to side of chimney + door rece)

Double bedroom with fitted wardrobes to one wall, central heating radiator, coving to the ceiling and a front facing double glazed window.

Bedroom Two

9' 3" x 12' 9" Max into recess (2.82m x 3.89m Max into recess)

Double bedroom with coving to the ceiling, central heating radiator and a rear facing double glazed window.

Bedroom Three

8' 9" x 7' 11" MAX (2.67m x 2.41m MAX)

Front facing double glazed window, central heating radiator and storage cupboard housing the boiler.

Shower Room

Fitted with a three piece suite comprising of a shower cubicle, WC, wash hand basin, central heating radiator, tiled walls and a side facing double glazed window.

Exterior

To the front of the property we have a large paved driveway giving off street parking for multiple cars and a lawn area.

To the rear we have a well maintained, walled and fenced garden with a paved patio seating area with paved borders, lawn and wooden shed perfect for additional storage.

Disclaimer

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Dryden Dale, Workop

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND: B
- SOUGHT AFTER AREA IN WORKSOP

Tenure: Freehold EPC Rating: Awaited

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WKS114347 - 0002

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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