

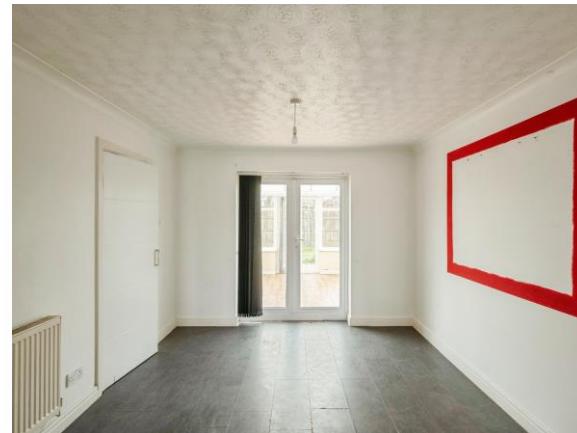


Tickhill Way, Rossington Doncaster

welcome to

Tickhill Way, Rossington Doncaster

This spacious four bedroom detached family home is situated in this popular location close to a host of local amenities and excellent transport links. The property has front and rear gardens, off road parking and a garage.



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, laminate flooring, a central heating radiator, a useful understairs storage cupboard and stairs which rise to the first floor landing.

Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a WC and a wash hand basin.

Lounge

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling. The lounge is open plan to the dining room.

Dining Room

With rear facing double glazed French doors leading through to the conservatory, a central heating radiator and coving to the ceiling.

Breakfast Kitchen

With a rear facing double glazed window. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven and grill and an integrated dishwasher. There is complimentary tiling, tiled flooring and open access to the utility room.

Utility Room

With a rear facing double glazed window and a side facing sealed unit door. Fitted with base units with work surfaces housing the sink and drainer with mixer tap. There is a central heating radiator and tiled flooring.

Conservatory

With rear and side facing double glazed windows, light power, laminate flooring and rear facing French doors which lead out to the rear garden.

First Floor Landing

With an airing cupboard and access to the loft.

Bedroom One

With a front facing double glazed window and a central heating radiator. Access to the en-suite bathroom.

En-Suite Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap, shower attachment and screen. There is partial tiling and a central heating radiator.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bedroom Four

With a rear facing double glazed window and a central heating radiator.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath. There is a central heating radiator and partial tiling to the walls.

Outside

To the front of the property there is a lawned garden with shrubs and trees and a block paved driveway which leads to the garage. A side gate gives access to the rear. To the rear of the property there is an enclosed lawned and pebbled garden with patio.

Garage

With an up and over door.



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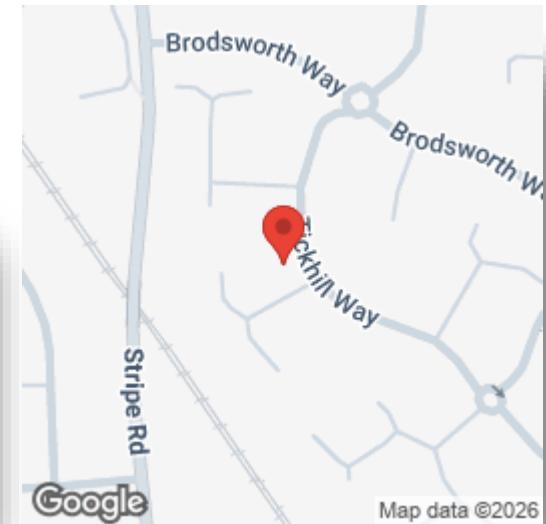
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LOUNGE OPEN PLAN TO DINING ROOM
- SPACIOUS BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£240,000



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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.



Property Ref:
DCR125585 - 0002

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.

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