



Fox Street, Scunthorpe DN15 7LD

welcome to

Fox Street, Scunthorpe

A three-bedroom terraced house for sale in Scunthorpe, offering two reception rooms and a single bathroom, within easy reach of town amenities and transport links, and ideal for buyers seeking a cost-conscious home that requires modernisation and can be tailored to their own tastes.



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

Double-glazed window, under-stairs cupboard, wood/glazed panel door, laminate flooring, electric fireplace, double-glazed front entrance door, and coving to the ceiling.

Dining Room

Double-glazed window, electric fireplace, wood-glazed panel door, laminate flooring, coving to the ceiling, and a radiator.

Kitchen

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, electric oven and a hob, cooker hood, central heating boiler, integrated fridge-freezer and a dishwasher, double-glazed window, and double-glazed door.

Utility Room

Plumbing for a washing machine, double-glazed window, and a radiator.

Landing

Stairs from the lounge, loft access, and a radiator.

Bedroom One

Double-glazed window to front aspect, and a radiator.

Bedroom Two

Double-glazed window to rear aspect, and a radiator.

Bedroom Three

Double-glazed window to rear aspect, and a radiator.

Shower Room (Ground Floor)

Double-glazed window, shower cubicle, wash hand basin, WC, extractor fan, ceramic tiled flooring, and tiled walls.

Rear Garden

Low-maintenance concrete garden.



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Fox Street, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom terraced family home
- Ideal renovation and modernisation project

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

guide price

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT112068 - 0003

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01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk