

Scarth Avenue,Balby Doncaster

william h brown

welcome to

Scarth Avenue,Balby Doncaster

GUIDE PRICE £60,000-£70,000. In need of modernisation throughout is this two bedroom two reception room mid-terraced property. Ideal for investors, first time buyers or anyone looking to put their own stamp on! Situated close to a host local amenities, transport and commuter links.













Lounge
With a front facing sealed unit door, a front facing double glazed bay window, central heating radiator, coving to the ceiling, wall light points and fireplace.

Inner Lobby
With stairs to the first floor and access to the dining room.

Dining Room
With a rear facing double glazed window, coving to the ceiling, central heating radiator, fireplace and useful storage cupboard.

Kitchen
With work surfaces housing the sink and drainer. There is a central heating radiator, rear and side facing double glazed windows and a side facing door to the garden.

First Floor Landing
Bedroom One
With a front facing double glazed window, coving to the ceiling, a central heating radiator, fitted wardrobes and a built-in storage cupboard.

Bedroom Two
With a rear facing double glazed window, coving to the ceiling, a central heating radiator and a wall mounted boiler.

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

Outside
To the rear of the property there is an enclosed lawned garden with various shrubs and trees.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- NO ONWARD CHAIN
- POPULAR LOCATION
- BAY FRONTED LOUNGE
- SEPARATE DINING ROOM
- IN NEED OF MODERNISATION THROUGHOUT

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£60,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127086

The Property Ombudsman

Property Ref:
DCR127086 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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