

New Street,Carcroft Doncaster

william h brown

welcome to

New Street,Carcroft Doncaster

Situated within a sought after village this three bedroom mid-terrace home offers generous living accommodation throughout and benefits from a spacious enclosed rear garden, a dual aspect lounge with French doors and a ground floor W.C.













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.

Agent's Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall
With a front facing door, stairs which rise to the first floor landing and through access into the kitchen and ground floor W.C.

Ground Floor W.C
Fitted with a low flush W.C, a front facing obscured double glazed window and a central heating radiator.

Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is complimentary tiling, two rear facing double glazed windows, access to the storage pantry, a central heating radiator and door to the rear garden.

Lounge
With rear facing double glazed patio doors to the garden, a front facing double glazed window, a feature fireplace to the focal point of the room and a central heating radiator.

First Floor Landing
With access to the loft via the hatch and a useful storage cupboard.

Bedroom One
With a central heating radiator, a rear facing double glazed window and a useful storage cupboard.

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

Bedroom Three
With a central heating radiator, a rear facing double glazed window and a useful storage cupboard.

Bathroom
Fitted with a low flush W.C, a wash hand basin and a bath with shower over. There is a front facing obscured double glazed window, a heated towel rail and partial tiling.

Outside
To the front of the property there is pebbled garden which could be used as a drive subject to dropped kerb being installed. To the rear the garden is mainly laid to lawn with fencing to the permitter. There is a generous patio area which extends down to the end of the garden and provides an ideal area for seating. There is a green house and three garden sheds.

welcome to

New Street, Carcroft Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM MID-TERRACE
- POPULAR LOCATION

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

guide price

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127087

The Property Ombudsman

Property Ref:
DCR127087 - 0004

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.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

williamhbrown.co.uk