



Hunt Lane, Bentley, Doncaster



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### Guide price £55,000

- Secure Sale Method
- Potential Yield Of 14.4%
- ATTENTION  
LANDLORDS/INVESTORS
- Two Double Bedrooms
- Private Rear Yard
- Excellent Transport Links
- Freehold – Council Tax Band B
- EPC rating D



**\*\*\*ALERT .... ATTENTION INVESTORS\*\*\*SELLING WITH TENANT IN SITU\*\*\*Boasting an impressive potential yield of 14.4% this really is the definition of a perfect investment opportunity NOT TO BE MISSED!. Located close to Doncaster City Centre this traditional two-bedroom mid terraced property is generously proportioned throughout with a low maintenance front and rear yard!**

The property briefly comprises of a Lounge, Kitchen, Bathroom, Stairs and Landing, Bedroom One, Bedroom Two and Outside Space.

#### Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Lounge 4.5m x 3.5m (14'10" x 11'6")

Kitchen 2.8m x 3.5m (9'2" x 11'6")

Bathroom 2.9m x 2m (9'6" x 6'7")

Stairs & Landing

Bedroom One 3.7m x 3.5m (12'1" x 11'6")

Bedroom Two 2.7m x 3.5m (8'11" x 11'6")

### Outside Space

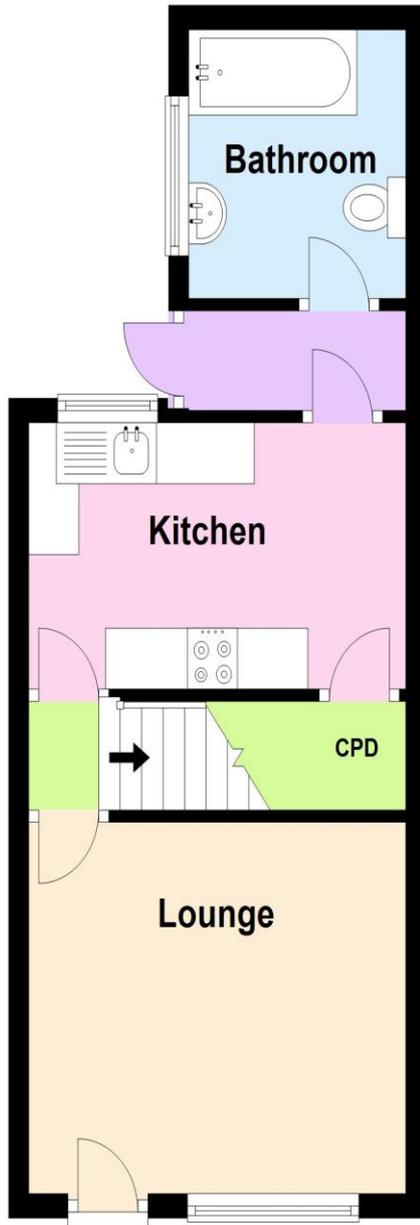
#### .Disclaimer

Hunt Lane - Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

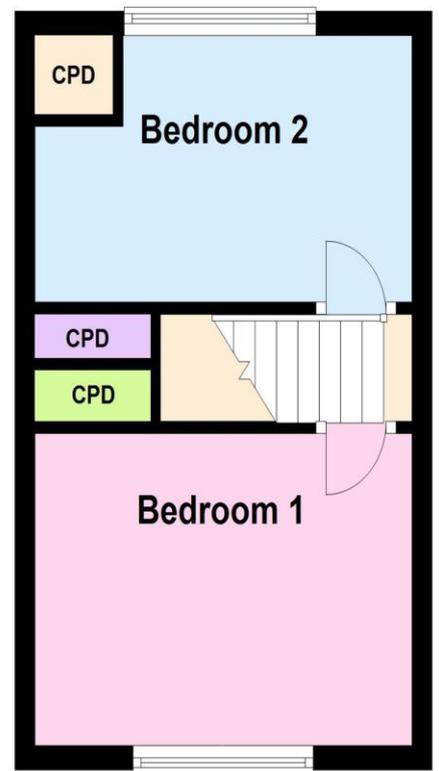
#### Auction

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAMSOLD Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00

## Ground Floor



## First Floor



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

