



Digby Street, Scunthorpe DN15 6DB

welcome to

Digby Street, Scunthorpe

A two-bedroom home featuring an entrance porch, lounge with electric fireplace, dining room, kitchen, and downstairs WC. Upstairs offers two bedrooms and a bathroom. Outside benefits from a low-maintenance rear yard with cold-water tap.



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 Porch

Double-glazed front entrance door, and cushion flooring.

Lounge

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

Kitchen

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, plumbing for a washing machine, tiling to the walls, double-glazed window and double-glazed door to garden.

Cloakroom

Double-glazed window to rear aspect, WC and cushion flooring.

Landing

Stairs from the lounge, loft access and a radiator.

Bedroom One

Double-glazed window to front aspect, radiator, decorative cast iron fireplace, and a cupboard.

Bedroom Two

Double-glazed window to rear, storage cupboard, decorative cast iron fireplace, and a radiator.

Bathroom

Double-glazed window to rear aspect, bath with mixer taps and shower over, WC, wash hand basin, central heating boiler, part tiling to the walls, cushion flooring and a radiator.

Rear Garden

Concrete yard to rear with cold water tap.



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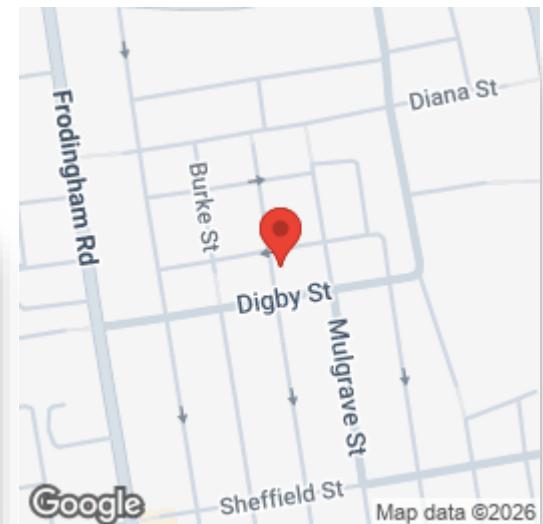
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-terraced property
- Two bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111651 - 0004

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