



**Green Lane, Askern Doncaster**

**welcome to**

## **Green Lane, Askern Doncaster**

A three bedroom family home situated in this sought after location close to host of local amenities, schools and excellent transport links. In need of modernisation, ideal for a first time buyer or investor!



## **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**

With a front facing sealed unit door and a central heating radiator.

## **Lounge**

With a front facing window and a tiled fireplace as the focal point of the room.

## **Kitchen**

With front and rear facing double glazed windows. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. There is a gas cooker point, a wall mounted gas central heating boiler, an understairs storage

cupboard and space for a fridge freezer. A door gives access to the rear lobby.

## **Rear Lobby**

With access to the wet room.

## **Wet Room**

Fitted with a shower, a W.C, wash hand basin and partial tiling.

## **First Floor Landing**

With a side facing double glazed window and access to the loft.

## **Bedroom One**

A double room with two double glazed windows and a storage cupboard.

## **Bedroom Two**

With a rear facing double glazed window.

## **Bedroom Three**

With a rear facing double glazed window and a central heating radiator.

## **Outside**

To the front there is an enclosed garden with a driveway providing ample off road parking. To the rear there is a good sized enclosed lawned garden with patio area and mature shrubs.



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## Green Lane, Askern Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£70,000**



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Property Ref:

DCR125740 - 0002

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Please note the marker reflects the postcode not the actual property

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