



Whittington Street, Wheatley Doncaster

welcome to

Whittington Street, Wheatley Doncaster

Attention investors! Situated in this popular location close to Doncaster City Centre is this two bedroom mid-terrace home, benefiting from an open plan layout and an enclosed rear garden.



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.

Lounge

With a front facing double glazed window, a brick fireplace and a central heating radiator.

Dining Room

With a useful understairs storage cupboard and a central heating radiator. The dining area is open to the kitchen.

Kitchen

With two rear facing double glazed windows and a

rear facing sealed unit door. Fitted with wall and base units with work surfaces housing the sink and drainer. There is a gas hob, space for a fridge-freezer, plumbing for a washing machine, a wall mounted gas central heating boiler and a useful understairs storage cupboard.

First Floor Landing

With access to both bedrooms.

Bedroom One

With a front facing double glazed window, a central heating radiator and a storage cupboard.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over.

Bedroom Two

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

Outside

To the rear is an enclosed paved garden with a gate to the service road.

Additional Information

The vendor has made us aware that the property benefits from solar panels - contact branch for further details.



view this property online williamhbrown.co.uk/Property/DCR125841



welcome to

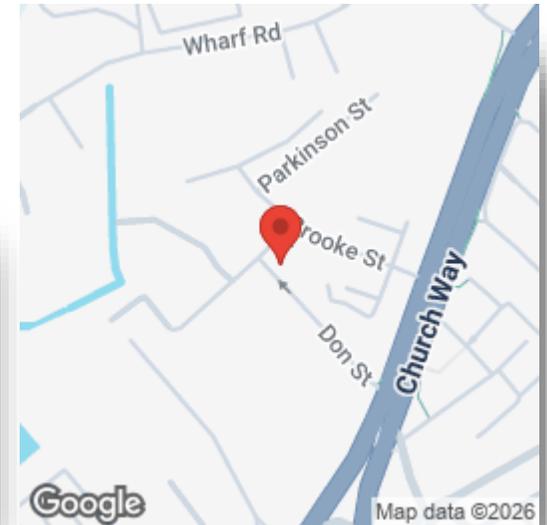
Whittington Street, Wheatley Doncaster

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

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

guide price

£50,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/DCR125841](https://www.williambrown.co.uk/Property/DCR125841)



Property Ref:
DCR125841 - 0003

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)