



Littlemoor Lane, Balby Doncaster

welcome to

Littlemoor Lane, Balby Doncaster

A spacious three bedroom semi-detached family home situated in this popular location close to range of local amenities, shops and schools. The property benefits from enclosed front and rear gardens, spacious accommodation throughout and is ideal for a first time buyer or growing family.



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 Hall

With a front facing composite door, stairs rising to the first floor landing, useful understairs storage cupboard, laminate flooring and a central heating radiator.

Lounge

With a front facing double glazed bay window, a feature fireplace as the focal point of the room, coving to the ceiling, a side facing double glazed window and a central heating radiator.

Dining Room

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

Kitchen

With a rear facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer. There is complimentary splashback tiling, plumbing for a washing machine, space for a cooker and a central heating radiator.

Rear Porch

With a side facing window, an external door and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC.

First Floor Landing

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

With a rear facing obscure window. Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is a central heating radiator and a cupboard housing the gas central heating boiler.

Outside

The property has enclosed lawned gardens to the front and rear.



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

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

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125438 - 0002

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