



Warmsworth Road, Balby Doncaster



welcome to

Warmsworth Road, Balby Doncaster

Attention investors! This three/four bedroom semi-detached property is currently used as room lets and was previously a three bedroom residential home. Situated in this popular location with excellent transport and motorway network links.



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 exterior door and a central heating radiator.

Room Four / Dining Room

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

Lounge

With rear facing French doors which lead out to the rear garden and a central heating radiator.

Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen has a gas hob with cooker hood above, an electric oven and plumbing for a washing machine. There is a central heating radiator, splashback tiling, a side facing door providing access to the rear garden, a rear facing double glazed window and access to the lobby.

Lobby

With access to the ground floor shower room.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a double shower cubicle with shower. There is tiled flooring, a central heating radiator and two side facing double glazed windows.

First Floor Landing

With a front facing double glazed window.

Room One

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

Room Two

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

Room Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is wall to floor tiling and a side facing obscure double glazed window.

Outside

To the front of the property there is a garden with hedging to the front whilst to the rear there is an enclosed lawned garden with fencing to the perimeter and access to the rear service lane.

Additional Information

The vendor has made us aware that under building control 19\16875\OTH there is alteration to form a four bedroom HMO in September 2019.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL INVESTMENT OPPORTUNITY
- RENTAL POTENTIAL OF £19,800 PER ANNUM AT FULL OCCUPANCY

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126197 - 0003

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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.



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