

Furnival Road, Balby Doncaster

william h brown

welcome to

Furnival Road, Balby Doncaster

This two double bedroom mid-terraced home is available with no onward chain and is an ideal investment opportunity with rental potential of £700 to £750 PCM. Benefiting from two reception rooms, an enclosed rear garden, cellar and close links to range of schools, shops and local amenities.













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, jamsold 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.

Lounge

12' 3" x 11' 11" (3.73m x 3.63m)

With a front facing exterior door, a front facing double glazed window, an electric feature fireplace as the focal point of the room, decorative coving and a central heating radiator.

Inner Lobby

With stairs rising to the first floor landing.

Dining Room

12' 4" x 12' 2" (3.76m x 3.71m)

With a rear facing double glazed window, a central heating radiator and a door with steps down to the cellar.

Kitchen

10' 6" x 6' 4" (3.20m x 1.93m)

With rear and side facing double glazed windows and a side facing door which provides access to the rear garden. Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. The kitchen has a four ring gas hob, electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is complimentary splashback tiling and a wall mounted boiler.

First Floor Landing Bedroom One

12' 3" x 12' 2" (3.73m x 3.71m)

With a rear facing double glazed window, a central heating radiator and access to the bathroom.

Bathroom

Fitted with a low flush WC, a panelled bath and a hand wash basin. There is partial tiling, a central heating radiator and a rear facing obscure double glazed window.

Bedroom Two

12' 2" x 11' 11" (3.71m x 3.63m)

With a front facing double glazed window, a built-in storage cupboard, a feature fireplace and a central heating radiator.

Outside

To the rear of the property there is an enclosed lawned and shrubbed garden with outbuilding ideal for garden storage.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION INVESTORS
- NO ONWARD CHAN!

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£75,000







Pastello Grange Map data @2025

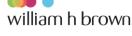
Please note the marker reflects the postcode not the actual property

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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





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