



King George Square, Kirk Sandall Doncaster

welcome to

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Situated in this popular location is this spacious three bedroom semi-detached home which is in need of upgrading throughout. The property has front and rear gardens with close links to local amenities and transport 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 Porch

With a front facing sealed unit door, front and side facing double glazed windows and a further door to the entrance hall.

Entrance Hall

With a storage cupboard and stairs which rise to the first floor landing.

Dining Kitchen

Fitted with base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas cooker point, plumbing for a washing machine and space for a fridge-freezer. There is a central heating radiator, a rear facing window, a rear facing single glazed window through to the conservatory and door to the conservatory.

Conservatory

With rear and side facing double glazed windows, power and a rear facing sealed unit door leading out to the rear garden.

Lounge

With a front facing double glazed bay window, a central heating radiator and a rear facing window through to the conservatory.

Shower Room

Fitted with a WC, a wash hand basin and a corner shower cubicle with shower. There is a heated towel rail and a side facing obscure double glazed window.

First Floor Landing

With a rear facing double glazed window and a storage cupboard.

Bedroom One

With front and rear facing double glazed windows and a central heating radiator.

Bedroom Two

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

Bedroom Three

With a rear facing double glazed window, a central heating radiator and a cupboard housing the central heating boiler.

Outside

To the front of the property there is an enclosed low maintenance paved garden whilst to the rear there is a good sized enclosed lawned garden with decked patio and a variety of shrubs and trees.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS LOUNGE
- DINING KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126155 - 0002

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