



**Rands Lane, Armthorpe Doncaster**

**welcome to**

## **Rands Lane, Armthorpe Doncaster**

Attractively priced to anticipate strong interest \*\*subject to a hidden reserve is this three bedroom semi-detached family home, benefiting from no onward chain, with a generous garden to the rear, a garage and multiple reception rooms. Ideal investment opportunity!



## 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 exterior door, a central heating radiator and stairs which rise to the first floor landing.

## Lounge

With a front facing double glazed window providing an abundance of natural light, a gas feature fireplace as the focal point of the room, a central heating radiator and access into the dining room.

## Dining Room

With rear facing double glazed patio doors providing an outlook onto the rear garden and a central heating radiator.

## Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, a double electric oven and grill, space for a fridge and freezer and plumbing for a washing machine. There is a rear facing double glazed window, a side facing door and a central heating radiator.

## First Floor Landing

With a side facing double glazed window and a loft hatch.

## Bedroom One

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

## Shower Room

Fitted with a hand wash basin and a shower cubicle with shower. There is tiling to the walls, a rear facing obscure double glazed window, a cupboard housing the wall mounted boiler and a heated towel rail.

## W.C

Fitted with a low flush W.C, partial tiling and a side facing obscure double glazed window.

## Outside

To the front of the property there is a lawned garden with mature shrubs and plants to the borders, whilst to the side there is a driveway which in-turn leads to the garage. To the rear the garden is mainly laid to lawn with an outdoor pond, green house and a range of shrubs and plants.

## Garage

With an up and over door.



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## Rands Lane, Armthorpe Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- PRICED TO ALLOW FOR MODERNISATION

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£120,000**



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Property Ref:  
DCR125804 - 0003

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Please note the marker reflects the postcode not the actual property



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