



**Church Road, Stainforth Doncaster DN7 5AA**



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**Church Road, Stainforth Doncaster**

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### Important Notice

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

### Important Notice Continued

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. \*\*PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU\*\*

### Important Notice Continued

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not

carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

### Accommodation Lounge

14' 9" x 16' 1" ( 4.50m x 4.90m )

A spacious lounge with heaps of potential- including a front facing double glazed window, a central heating radiator, carpet floor covering, a front facing door leading to the front of the property and a rear facing door through to the dining room.

### Dining Room

22' 3" max x 12' 8" max ( 6.78m max x 3.86m max )

Suitable for a wide variety of uses the dining room includes carpet floor covering, a rear facing double glazed window, storage space and a central heating radiator.

### Kitchen

6' 9" x 8' 9" ( 2.06m x 2.67m )

Open through to the dining room, the kitchen is cozy yet functional. In need of some modernising the kitchen features an oven and hob, both wall and base units, a tiled splash back, a sink and drainer unit and houses the boiler.

### Utility Room

5' 4" x 5' 3" ( 1.63m x 1.60m )

A great addition to the property providing extra space for growing families- the utility room includes

vinyl floor covering and a rear facing door.

### Wet Room

Fully tiled wet room with hand wash basin and w/c located on the ground floor of the property.

### Landing

Including a carpet floor covering and storage.

### Bedroom One

10' into recess x 13' ( 3.05m into recess x 3.96m )

Comprising of a rear facing double glazed window, carpet floor covering and a central heating radiator.

### Bedroom Two

15' 1" max x 10' ( 4.60m max x 3.05m )

Including a front facing double glazed window, carpet floor covering and a central heating radiator.

### Bedroom Three

6' x 15' ( 1.83m x 4.57m )

Including a front facing double glazed window, crept floor covering and a central heating radiator.

### Bathroom

Including a walk in shower, vinyl floor covering, storage cupboard, a WC, wash hand basin and a central heating radiator.

### Rear Garden

Including a lawn space, a paved area, an outdoor tap with garage and an out house.

### Agents Notes

The property was originally constructed as a detached residence, in time a further property was been built but does not share any walls although partially conjoined at some point in its history.



**view this property online** [williamhbrown.co.uk/Property/HTF106349](http://williamhbrown.co.uk/Property/HTF106349)





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## Church Road, Stainforth Doncaster

- \*\* For Sale By Auction \*\*
- Three Bedroom Semi
- Great Potential
- Spacious Downstairs Living Accommodation
- Downstairs Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£78,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HTF106349 - 0002

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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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