



Holly Road, Auckley Doncaster



welcome to

Holly Road, Auckley Doncaster

Occupying a good sized plot in this popular location is this two double bedroom end-terraced home which offers spacious accommodation throughout. Benefiting from a conservatory, a generous sized rear garden and off road parking.



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 sealed unit door, a side facing double glazed window and access to the lounge.

Lounge

With two rear facing double glazed windows, coving to the ceiling, laminate flooring and open plan access to the conservatory.

Conservatory

With rear and side facing double glazed windows, laminate flooring and side facing French doors leading out to the rear garden.

Kitchen

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a dining bar, plumbing for a washing machine, splashback tiling and a front facing double glazed window. The kitchen is open plan to the additional kitchen space/utility.

Kitchen / Utility

Fitted with wall and base units with work surfaces housing the electric hob with splashback and cooker hood above. There is an oven, a wall mounted boiler, a central heating radiator, space for a fridge-freezer, a front facing double glazed window and a rear facing sealed unit door leading out to the rear garden.

First Floor Landing

With a front facing double glazed window.

Bedroom One

With a rear facing double glazed window, a central heating radiator, built-in wardrobes and access to the loft.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and built-in wardrobes.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is tiling to the walls, a central heating radiator, front and side facing obscure double glazed windows.

Outside

To the front of the property there is an open plan low maintenance front garden. There is a driveway to the side providing off road parking whilst to the rear is a generous enclosed lawned garden with patio area.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM END-TERRACED HOME
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126187 - 0003

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