

Grove Avenue,Off York Road Doncaster

william h brown

welcome to

Grove Avenue,Off York Road Doncaster

This well-presented two double bedroom mid-terrace home is perfect for first-time buyers or growing families. Ideally situated with convenient access to York Road Retail Park, the property offers spacious and versatile living accommodation.













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 exterior door, stairs which rise to the first floor landing and access through to the lounge.

Lounge
With a front facing double glazed bay window, a central heating radiator, laminate flooring and a feature fireplace.

Dining Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer. There is a complimentary splashback, a four ring gas hob with an electric oven and grill, space for a fridge freezer, plumbing for a dishwasher and tiling to the floor. There is a window to the utility room, a further rear facing double glazed window to the garden, space for a dining table and chairs, a central heating radiator and a door to the storage pantry.

Utility / Porch
With side and rear facing UPVC surround, there is a door which provides access to the rear garden and plumbing for a washing machine.

First Floor Landing
With a loft hatch.

Bedroom One
With a front facing double glazed bay window, fitted wardrobes and a central heating radiator.

Bedroom Two
With a rear facing double glazed window and a central heating radiator.

Family Bathroom
Fitted with a low flush W.C, a wash hand basin and a bath with screen and shower above. There is a rear facing obscured double glazed window, an extractor fan, wall to floor tiling and a central heating radiator.

Outside
To the front of the property is an enclosed garden featuring slate for a stylish low maintenance finish. To the rear there is a patio garden for easy upkeep with boundary fencing for privacy and a gate providing access to the rear service lane.

Agent's Note
The sale of this property is subject to grant of probate, please obtain an update from branch for potential timeframes involved.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM MID-TERRACE HOME
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR

Tenure: Commonhold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Commonhold property. As a Unit Holder there is entitlement to be a member of a Commonhold Association and rights and obligations apply. Please contact the branch or your legal representative for more details.

guide price

£85,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126629

The Property Ombudsman

Property Ref:
DCR126629 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) 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 and boundaries of the property and other important matters before exchange of contracts.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX

williamhbrown.co.uk