

**Merryweathers**  
**12 Priory Place**  
**Doncaster**  
**South Yorkshire**  
**DN1 1BL**  
**t: 01302 366828**  
**email: doncaster@merryweathers.co.uk**

## **61 Station Road, Bawtry, Doncaster**

**Starting Bid: £170,000.00**



Well presented cottage set in sought after location, offering spacious accommodation set over two floors briefly comprising of, entrance hall, lounge, dining kitchen with integral appliances, three double bedrooms and bathroom with feature white suite. The property has the added benefits of gas central heating & double glazing, gardens to front & rear, viewing comes most highly recommended.

### **Auctioneer's Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rooms

### Entrance Hall

With stairs to first floor having useful walk in cupboard under and a radiator.

### Lounge

12' 2" x 14' 11" (3.70m x 4.55m)

Having front facing double glazed window, feature coal effect gas fire with hearth, coving to ceiling, radiator and Tv point.

### Kitchen/Diner

9' 2" x 22' 1" (2.79m x 6.72m)

Having rear facing double glazed window, range of wall & base units, work top surfaces inset stainless steel sink & drainer and mixer taps. Integral appliances include four ring gas hob with extractor over, single electric oven and dishwasher. Part tiling to walls, plumbing & recess for washing machine, tiled floor, radiator and door to outside.

### Landing

Having rear facing double glazed window, built in storage cupboard housing wall mounted gas central heating boiler and a radiator

### Bedroom 1

12' 2" x 18' 9" (3.70m x 5.71m) Max

Having front facing double glazed window, coving to ceiling and a radiator.

### Bedroom 2

12' 2" x 11' 9" (3.71m x 3.58m)

Having front facing double glazed window, coving to ceiling and a radiator. Useful built in cupboard with additional stairs to loft/attic space

### Bedroom 3

9' 2" x 15' 3" (2.79m x 4.65m)

Having rear facing double glazed window, coving to ceiling and a radiator.

### Bathroom/Wc

9' 1" x 7' 10" (2.77m x 2.38m) Max

Having rear facing double glazed window, three piece white suite comprising of, free standing bath with ball & claw feet, mixer taps and shower attachment. Pedestal hand wash basin, low level Wc and a radiator.

### Gardens

The property benefits from mature gardens to both front & rear with a wall enclosed front garden laid with gravel and side path to the front door. The rear garden is fence enclosed & paved for easy maintenance.