



Birch Avenue, Skellow, Doncaster, South Yorkshire **Auction - Offers Invited**







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EPC Grade C
For full EPC please contact the branch

Property Description

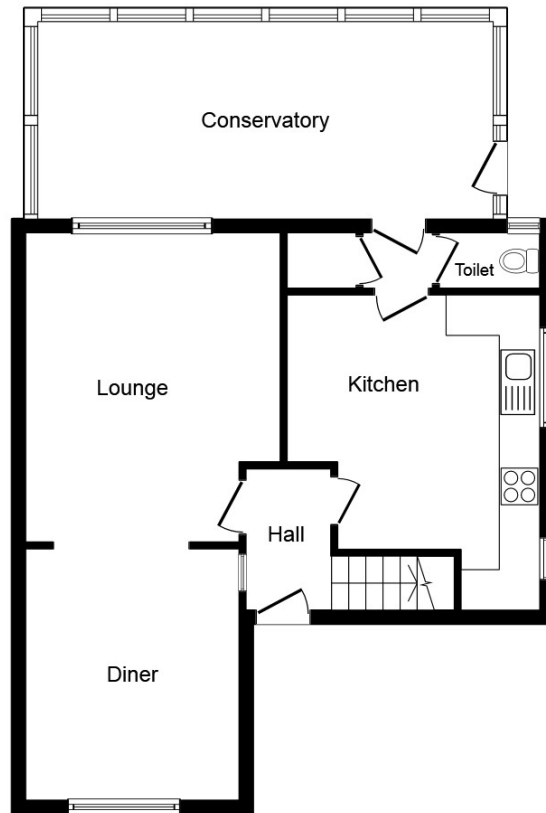
FOR SALE BY MODERN METHOD OF AUCTION
STARTING BID £80,000 PLUS RESERVATION FEE.
Need a mortgage? Come and speak to our financial
advisor! This property is for sale by the Modern Method
of Auction which is not to be confused with traditional
auction. The Modern Method of Auction is a flexible
buyer friendly method of purchase. We do not require
the purchaser to exchange contracts immediately, but
grant 28 days to achieve exchange of contracts from
the date the buyer's solicitor is in receipt of the draft
contracts and a further 28 days thereafter to complete.
Allowing the additional time to exchange on the property
means interested parties can proceed with traditional
residential finance. Upon close of a successful auction or
if the vendor accepts an offer during the auction, the
buyer will be required to put down a non-refundable
reservation fee of 3.5% subject to a minimum of £5,000

Our View

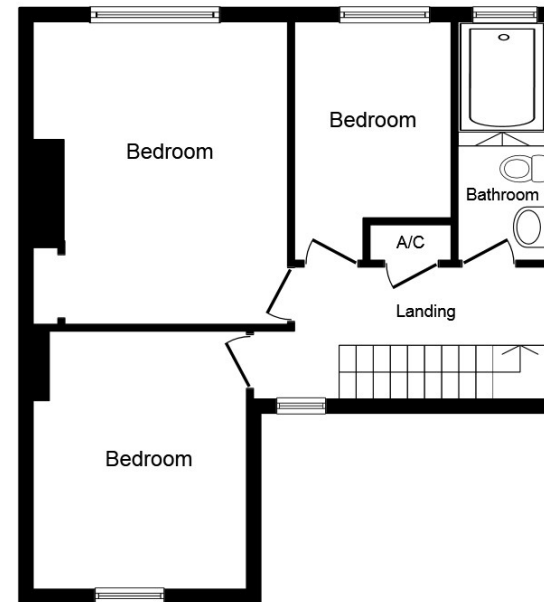
Being attractively priced to allow for modernization along
with offering no onward chain makes this property
extremely attractive for a variety of buyers. Book your
viewing to avoid disappointment.

Location

Skellow is found approximately five miles to the north of
Doncaster town centre and is serviced by good range of
local amenities including shops, schooling, supermarkets
as well as regular bus services to and from Doncaster town
centre, there is also excellent transport links for A1M.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Estate House, 56 Hall Gate, Doncaster, South
Yorkshire, DN1 3NE

01302 340444 * Doncaster@your-move.co.uk

