LOT **9**

By Order of the Executors

61 Station Road, Arksey, Doncaster, South Yorkshire DN5 0TH

Guide Price £100,000*

THREE-BEDROOM DETACHED DWELLING IN NEED OF UPDATING THROUGHOUT

The property is located in the suburb of Arksey which is a rural location within two miles of Bentley, Kirk Sandall and Adwick stations. The City of Doncaster is also within easy reach. The area is served by bus routes and schools. Good road links are easily accessible including the A1 that connects London to the North East. The property is a three-bedroom detached dwelling sitting on a reasonable sized plot with a detached garage on site as well as off street parking. The house benefits from double glazed and gas fired central heating although is in need of updating and modernisation throughout. The dwelling is sold with vacant possession and will be of interest to investment buyers and owner occupiers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.

ACCOMMODATION

Entrance Hall, Living Room, Dining Area, Kitchen, Landing, Bedroom One, Bedroom Two, Bedroom three, Bathroom, Gardens, Garage.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Doncaster Council
Council Tax Band C
EPC rating: C

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID	FINAL BID	NOTES ☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

*important: see notes on page 2