



Beaconsfield Road, Hexthorpe Doncaster

welcome to

Beaconsfield Road, Hexthorpe Doncaster

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***10TH SEPTEMBER 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER NOW***



Important Notice

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. **PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU**

Important Notice

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of



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viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk.

Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Registration for bidding online will close the Friday before the auction sale. Please

ensure you register and submit all the details and documents required in time.

Without authorisation to bid prior to the sale you will be unable to bid in the auction.

Entrance Hall

Accessed through a side facing upvc exterior door. There are two staircases which rise to the first floor landing.

Store Room One

7' 10" x 6' 5" (2.39m x 1.96m)

With a side facing double glazed window, laminate flooring and a central heating radiator. (Multi-let with room 6 refer to HMO license).

Store Room Two

6' 1" x 7' 10" (1.85m x 2.39m)

With a front facing double glazed window, a central heating radiator and laminate flooring. (Multi-let with room 5, refer to HMO license).

Communal Lounge

13' 10" x 12' 7" max (4.22m x 3.84m max)

With a rear facing double glazed window, a central heating radiator, area for a dining table and chairs and access through to the communal kitchen.

Communal Kitchen

9' 2" x 16' 4" (2.79m x 4.98m)

Fitted with a range of wall and base units with coordinating work surfaces housing the two circular stainless steel sink and drains. The kitchen has two four ring gas hobs with cooker hoods above, two electric ovens and plumbing for two washing machines and a tumble dryer. There is a wall mounted boiler, splashback tiling, space for an under counter fridge-freezer, two rear facing double glazed windows and a side facing door which provides access to the rear garden.

Room Three

11' 5" x 12' (3.48m x 3.66m)

With a front facing double glazed window and a further front facing exterior door which provides an additional entrance. There is laminate flooring and a central heating radiator.

Room Four

12' 2" x 12' 6" (3.71m x 3.81m)

A double room with a rear facing double glazed window and a central heating radiator.

First Floor Landing

There is access to rooms four, six, the bathroom and separate W.C.

Room Eight

12' 8" max x 10' 8" (3.86m max x 3.25m)

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Room Five

12' 3" x 8' (3.73m x 2.44m)

With a front facing double glazed window and a central heating radiator.

Bathroom One

Fitted with a wash hand basin and a panelled bath with shower over. There is a rear facing double glazed window, tiling to the walls and a central heating radiator.

Separate W.C

Fitted with a low flush W.C, a wash hand basin and partial tiling to the walls.

Separate First Floor Landing

There is access to rooms three, five and a separate bath/shower room.

Room Six

13' 11" x 11' 5" max (4.24m x 3.48m max)

With two front facing double glazed windows and a central heating radiator.

Room Seven

12' 7" x 8' 11" (3.84m x 2.72m)

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Bathroom / Shower Room Two

Fitted with a low flush W.C, a wash hand basin, a panelled bath and a shower cubicle with shower. There is a rear facing obscure double glazed window, partial tiling to the walls, a central heating radiator and an extractor fan.

Outside

To the rear of the property is an enclosed paved and lawned communal garden.

Additional Information

The property has an existing HMO license with potential income of £30,000 per annum if fully occupied.



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- SIX TENANCY HMO ACCOMMODATION
- TWO PROPERTIES COMBINED INTO ONE
- IDEAL INVESTMENT OPPORTUNITY
- TWO ADDITIONAL STORE ROOMS/OFFICES ON A MULTI-LET WITH ROOM FIVE AND SIX
- COMMUNAL KITCHEN AND LOUNGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127059 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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