



## 139 South Street, Highfields , Doncaster, DN6 7JL

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £53,000

Three Bedroom Mid-Terraced Property – Huge Potential for Modernisation

Offering an exciting opportunity for renovation, this three bedroom mid-terraced property requires a comprehensive programme of modernisation but provides excellent scope for a purchaser to create a home to their own taste and requirements.

The accommodation includes a generous reception room, kitchen, bathroom and three bedrooms, with the property retaining a number of traditional features. Externally, there are gardens to both the front and rear, with off-road parking adding further practicality.

The rear garden enjoys a pleasant open aspect towards surrounding countryside, while the property is conveniently positioned close to local amenities and everyday facilities.

This property is offered with no onward chain and is likely to appeal to investors, developers or buyers looking for a project with plenty of potential.

**Auction Guide £53,000**

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- Immediate 'exchange of contracts' available
- No onward chain
- Off road parking
- Council tax band: A
- Being sold via 'Secure Sale'
- Storage room
- Located near local amenities
- 3 bed mid terraced property
- Full refurbishment required
- EPC rating: TO FOLLOW

## Auction:

### Kitchen

6'6" x 8'6" (1.99 x 2.60)

### Utility

9'10" x 4'3" (3.00 x 1.30)

### Lounge

13'5" x 12'4" (4.10 x 3.78)

### Dining Room

12'0" x 10'1" (3.66 x 3.08)

### Entrance

3'10" x 10'5" (1.17 x 3.18)

### Storage Room

2'7" x 7'1" (0.81 x 2.18)

## Landing

9'10" x 2'6" (3.01 x 0.78)

### Master Bedroom

9'2" x 12'8" (2.81 x 3.87)

### Bedroom 2

9'1" x 10'2" (2.79 x 3.12)

### Bedroom 3

7'1" x 10'3" (2.17 x 3.14)

### Bathroom

4'1" x 9'3" (1.26 x 2.83)

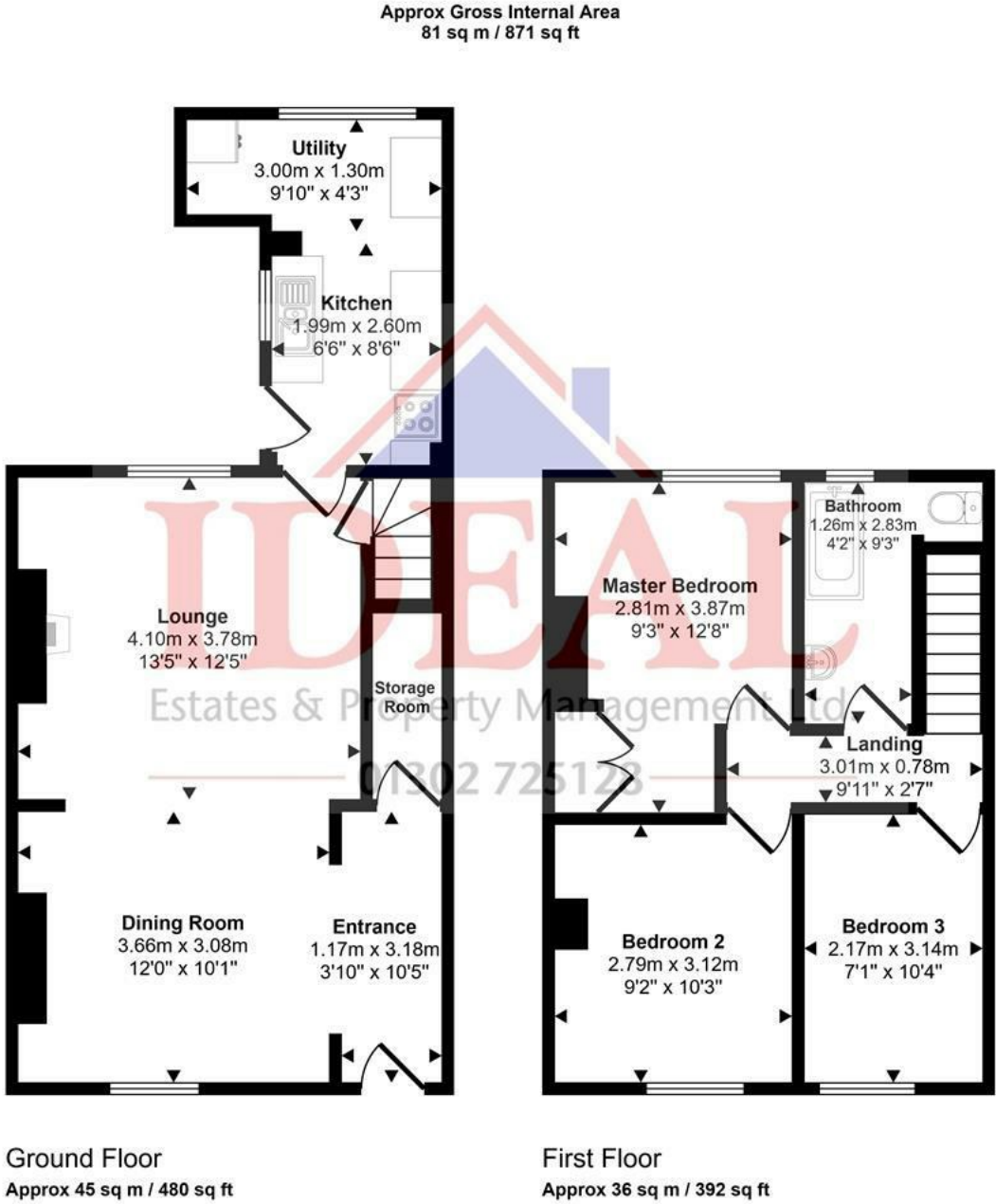


## Directions

Highfields is a former coal mining village, located south of the model village of Woodlands, in South Yorkshire. Historically part of the West Riding of Yorkshire, it is part of the City of Doncaster. The village is located in the Adwick le Street & Carcroft ward of Doncaster MBC.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    |           |
|---------------------------------------------|--------------------|-----------|-----------------------------------------------------------------|--------------------|-----------|
|                                             | Current            | Potential |                                                                 | Current            | Potential |
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |           |
|                                             | (81-91) <b>B</b>   |           |                                                                 | (81-91) <b>B</b>   |           |
|                                             | (69-80) <b>C</b>   |           |                                                                 | (69-80) <b>C</b>   |           |
|                                             | (55-68) <b>D</b>   |           |                                                                 | (55-68) <b>D</b>   |           |
|                                             | (39-54) <b>E</b>   |           |                                                                 | (39-54) <b>E</b>   |           |
|                                             | (21-38) <b>F</b>   |           |                                                                 | (21-38) <b>F</b>   |           |
|                                             | (1-20) <b>G</b>    |           |                                                                 | (1-20) <b>G</b>    |           |
| Not energy efficient - higher running costs |                    |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |           |
| England & Wales                             |                    |           | England & Wales                                                 |                    |           |
| EU Directive 2002/91/EC                     |                    |           | EU Directive 2002/91/EC                                         |                    |           |