



**Hurst Lane
Auckley
Doncaster
DN9 3NW**

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Requires Modernising
- No Chain
- Subject To Agricultural Occupancy Condition
- Semi-Rural Location



Asking Price £195,000

Further information and viewings: Scunthorpe Office - 01724 868168

□ 12a George Street
Barton DN18 5ES
Tel: 01652 661166
e: barton@

□ 72 Wrawby Street
Brigg DN20 8JE
Tel: 01652 653666
e: brigg@

□ 9 Church Street
Gainsborough DN21 2JJ
Tel: 01427 616161
e: gainsborough@

□ 25 Osborne Street
Grimsby DN31 1EY
Tel: 01472 358671
e: grimsby@

□ 46 Oswald Road
Scunthorpe DN15 7PQ
Tel: 01724 868168
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□ **Fine & Country**
Barton & Brigg 237 666
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GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565



DESCRIPTION

A detached three bedroom bungalow with mature gardens and outbuildings, subject to an AGRICULTURAL OCCUPANCY CONDITION.

FOR SALE BY PRIVATE TREATY – REDUCED PRICE -
£195,000.00

FREEHOLD WITH VACANT POSSESSION

ACCOMMODATION

LOCATION

The bungalow is situated on Hurst Lane on the outskirts of the village of Auckley approximately five miles south east of Doncaster. Junction 3 of the M18 is approximately four miles distance to the west, which provides access to the national motorway network.

DESCRIPTION

This is a detached brick bungalow, built in the 1950's with a tiled roof, which would benefit from modernisation. It has a gas fired central heating system and UPVC double glazing almost entirely throughout.

ACCOMMODATION COMPRISES

FRONT PORCH

Leading to hallway with a cloak cupboard.

SITTING ROOM

15'5" x 9'10" (4.7m x 3m)

With tiled fireplace with an electric fire, fitted storage shelves and a single radiator.

DINING ROOM/LOUNGE

15'1" x 9'10" (4.6m x 3m)

With a bay window, TV and phone point and single radiator.

KITCHEN

15'1" x 12'6" (4.6m x 3.8m)

With a range of fitted wall and floor units, a stainless steel sink unit, single combined gas and electric oven with inbuilt extractor fan, plumbing for an automatic washing machine and a Camons Caskett solid fuel range.

PANTRY

Containing fitted shelves and a i-Mini c30 gas condensing boiler.

BATHROOM

Part tiled with a panel bath, pedestal wash hand basin, separate shower unit, storage unit and a single radiator.

SEPARATE W.C.

Separate w.c., part tiled.

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BEDROOM ONE

14'9" x 9'10" (4.5m x 3m)

With a boarded over fireplace, a built in wardrobe and a single radiator.

BEDROOM TWO

9'10" x 9'10" (3m x 3m)

With a built in wardrobe and a single radiator.

BEDROOM THREE

9'10" x 9'2" (3m x 2.8m)

OUTSIDE

The bungalow has a garden area of approximately 0.25 acre with mature trees, a range of outbuildings to the rear and a lawned area to the front. Off road parking is available along with a single garage of prefabricated concrete construction.

SERVICES

There are mains water, electricity and gas supplies to the bungalow. Drainage is to a septic tank.

OUTGOINGS

Doncaster Metropolitan District Council
Council Tax Band 'B'
2020/2021 Council Tax Payable £1,324.60

EPC RATING

The EPC rating is band D.

SPORTING & TIMBER

Included where owned. A single Birch tree to the north and the group of trees to the south west of the bungalow are subject to a Tree Preservation Order.

PLANNING CONDITION

The outline planning permission (DC.1231) granted on 19 January 1953 by Doncaster Rural District Council was subject to three conditions, the second being that "The development hereby permitted shall be restricted to the use of persons whose employment is in agriculture or forestry as defined by Section 119(1) of the Town and Country Planning Act 1947, or in an industry mainly dependant upon agriculture or forestry and includes also the dependents of such persons aforesaid".

TENURE & POSSESSION

The bungalow is offered for sale freehold with the benefit of vacant possession on completion.

VIEWING

Viewing is strictly by prior appointment with the Selling Agents on (01302) 714399.

METHOD OF SALE

The bungalow is being offered by sale by Private Treaty. Interested parties are invited to speak to Andrew Houlden of the Selling Agents on (01302) 714399 or 07970 126303.

REF: SCS210047

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Council Tax: To confirm council tax banding for this property please contact the local authority or view the website www.voa.gov.uk/cti

Tenure: Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

IMPORTANT Offer Procedure: Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 01472 360094.

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