



7 Market Street, Doncaster, DN6 7JE

Auction Guide £57,000



7 Market Street, Doncaster - For sale by our joint auctioneers London City Auctions in their 31st May auction, online or in person at the Hard Rock Hotel at 2pm

VACANT RESIDENTIAL INVESTMENT

Freehold - Tenure: Full vacant possession

Description:

This end terraced property was constructed before 1900 and has approx. 882 sq ft of internal space. To the ground floor there is a good sized newly fitted kitchen with base and wall units in modern grey. The utility room is plenty big enough for a washing machine and tumble dryer and also has a WC. The reception room is very large and can either be left as one large room or made into either two reception rooms or a reception room and diner. There is also a under stairs storage cupboard.

To the first floor there are three good sized bedrooms one of which contains a shaving sink. The bathroom has been newly decorated and is now fully tiled with a basin, bath and walk in shower.

Council Tax Band A. EPC rated D with the possibility of achieving a B rating.

Location:

Doncaster is a large minster town in South Yorkshire, England, named after the River Don, which flows through the town. It is the main settlement of the Metropolitan Borough of Doncaster and the second largest in South Yorkshire after Sheffield. Founded by the Romans, Doncaster is a major regional hub with good transport, heritage sites and recreation centres. It is also considered a market town due to its large market centre and market charter status from medieval times. In the 2011 census the town of Doncaster (identified as the built-up area subdivision) had a population of 109,805, while the wider built-up area had a population of 158,141.

Buyer's Premium:

Applies under the fall of the hammer. The purchaser shall pay 10% deposit. Plus, in addition, a buyer's premium of 2% of the sale price, minimum of £5000 + VAT upon exchange of the contract.

Please feel free to contact our sales and enquires team on 01636 558200 or Email us at sales@nalcgroup.co.uk

Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



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.

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