

DDM

AGRICULTURE

HILL TOP BUNGALOW UPPERTHORPE ROAD, WESTWOODSIDE DONCASTER, DN9 2AH

(Doncaster 13 miles, Gainsborough 12 miles)



**A DETACHED THREE BEDROOM BUNGALOW
IN NEED OF MODERNISATION**

FOR SALE BY PRIVATE TREATY

GUIDE PRICE £250,000.00

FREEHOLD WITH VACANT POSSESSION

Solicitors

HSR Law
Staynor House
Newborn Court, Chapel Street
Epworth
DONCASTER, DN9 1HH
Tel: 01427 872206
Ref: Katie Allwood
E-mail: katie.Allwood@hsrlaw.co.uk

Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS
Tel: 01652 653669
Ref: Andrew Houlden
E-mail: andrew.houlden@ddmagriculture.co.uk

General Remarks and Stipulations

Location

Hill Top Bungalow is situated on the northern side of Uppertorpe Road in Westwoodside at its junction with Gollands Lane. The town of Doncaster lies approximately thirteen miles to the west and the town of Gainsborough lies approximately twelve miles to the south east.

Introduction

The sale of Hill Top Bungalow follows the death of John Oates and the sale of this property provides an exciting opportunity for prospective purchaser(s).

HILL TOP BUNGALOW

The property offers an opportunity to acquire a detached three bedroom bungalow in need of some modernisation on a generously sized plot. The property is constructed of mellow brick under an interlocking concrete tile roof. It has the benefit of UPVC double glazing throughout and a mains gas central heating system (for the radiators only, not the hot water).

The property provides the following accommodation:-

Conservatory/Porch

Side Entrance Hall - with storage cupboards off, roof void access and one radiator.

Kitchen - dual aspect with a range of floor and wall units, enamel sink, plumbing for an automatic washing machine, built in pantry and airing cupboards, with a hatch through to;

Dining Room - with a feature fireplace housing a gas fire.

Lounge - with a tiled fireplace and one radiator.

Three double bedrooms - all with radiators.

Bathroom - part tiled, with a low flush w.c., pedestal wash hand basin, panel bath with a shower over and a heated towel rail.



Outside

Outside the bungalow is accessed via a driveway leading to a detached garage of mellow brick construction under a flat felt roof with wooden windows. There are also stores attached to the rear of the bungalow with flat felt roof, comprising a low flush w.c., store and coal store.

Services

There are mains water, electricity and gas supplies to the property. Drainage is to the main sewers.

Local Authority

North Lincolnshire Council - telephone (01724) 297000, www.northlincs.gov.uk

Energy Performance Certificate

The EPC rating is band E.

Council Tax

North Lincolnshire Council

Council Tax Band 'C'

Council Tax Payable 2022/2023 - £1,761.11

Plans Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchaser(s) will be deemed to have satisfied themselves of the boundaries of the land.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

Viewing

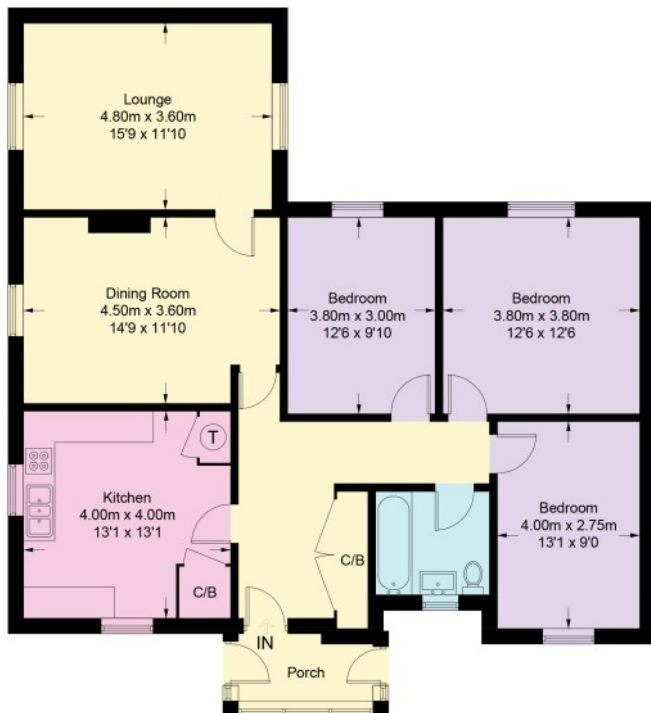
The property may be viewed by prior appointment with the Selling Agents on (01652) 653669.

Method of Sale

The property is offered for sale by Private Treaty (private negotiation). Interested parties are invited to speak to Andrew Houlden of the Selling Agents on 07970 126303 or (01652) 653669 to discuss their interest.

Hill Top Bungalow DN9 2AH

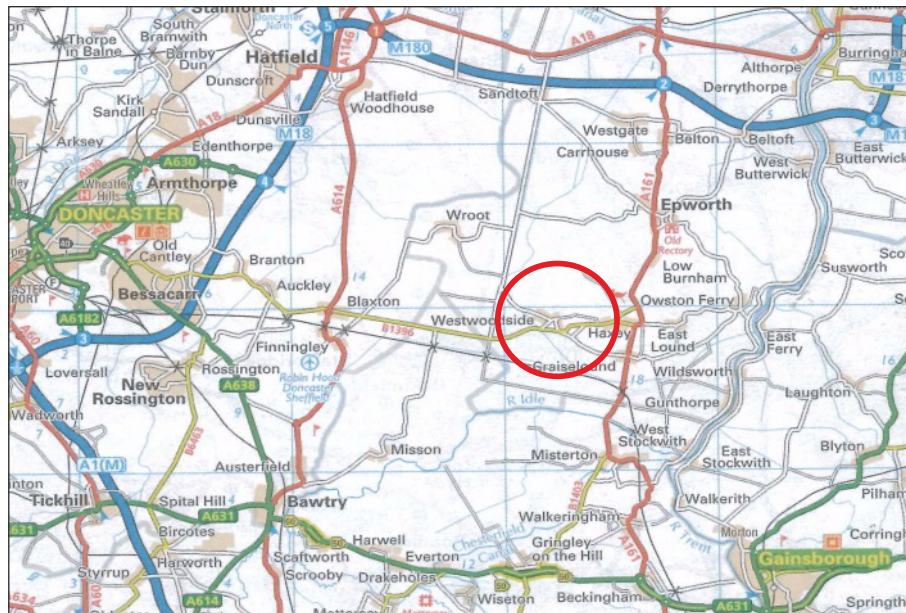
Approximate Gross Internal Area = 114 sq m / 1227 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FloorplansUsketch.com © 2023 (ID944102)

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Important Notice

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