



332 Goodison Boulevard, DN4 6UD

£235,000 ByAuction

Tenure Freehold

- **Ground floor WC**
- **Great Location**
- **No Chain**
- **The Modern Method of Auction**
- **4 Bedrooms**
- **New Carpets**

Available Now | Four Bedrooms | Garage | Rear Garden | Modern Method of Auction

This four-bedroom detached property is located in the popular residential area of Cantley, Doncaster, close to local amenities, schools and transport links, making it an ideal family home.

The ground floor comprises a welcoming entrance, a bright and spacious lounge, an open-plan fitted kitchen with ample storage and workspace, a separate utility room and a convenient downstairs toilet.

To the first floor are four well-proportioned bedrooms, offering flexible accommodation for family living, guests or home working, together with a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and relaxation, along with a garage providing secure parking or additional storage.

This spacious home offers versatile living accommodation in a sought-after location and is available now.

Auctioneer Comments


This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. This is 4.5% of the purchase price including VAT, subject to a minimum of £6,600 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of Stamp Duty liability.

Buyers will be required to complete an identification verification process with iamsold Limited and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack containing documents relating to the property. The documents may not provide all the information required, and buyers are advised to complete their own due diligence before bidding. A sample copy of

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- 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 

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 