



Cyora West Street, Thorne DONCASTER DN8 5QY

welcome to

Cyora West Street, Thorne DONCASTER

William H Brown are proud to present this extended five bedroom detached dorma bungalow, set in a sought after location with stunning views! Boasting extensive living spaces, modern fitted kitchen, master bedroom with en-suite and large private rear garden.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Upon entering the property, you are welcomed by a spacious hallway featuring built-in storage cupboards and a staircase providing access to the first floor.

Kitchen

23' 1" Max x 14' 1" Max (7.04m Max x 4.29m Max)
This beautifully appointed kitchen features light grey wall and base units, a double pantry cupboard complemented by quartz worktops and tiled floor, perfect for busy family mornings it boasts a central island, two electric ovens and fully integrated Bosch appliances including, microwave, fridge & freezer

plus dishwasher
French doors opening into the garden, large window plus 3 velux windows making the space light and airy.

Laundry/Utility Room

The utility room is equipped with wall and base units, sink and drainer with plumbing for a washing machine, lift access to main bedroom, entrance through here to a shower room.

Lounge/Games Room

This spacious lounge is warm and welcoming with tiled underfloor heating for year round comfort, Bi-fold doors open onto a patio area creating a perfect flow for indoor-outdoor living and offering views of the garden.

Television / Dining Room

23' 10" x 14' 3" Into recess (7.26m x 4.34m Into recess)
This separate lounge diner comprises of a front facing double glazed window, laminate flooring a marble fire place with electric fire and media wall, built in storage cupboards.

W/C

Irregular Shaped Room x (x)
Downstairs W/C comprises of a white low level flush toilet and sink.

Master Bedroom

The master bedroom is bright and spacious, featuring two front facing double glazed windows with a view of the canal, laminate floor covering, three radiators and lift access to the ground floor, this suite also includes an en-suite and space that can be used as either an office or dressing area.

En Suite

The en suite comprises of a shower, a toilet & a hand wash basin

Bedroom Two

12' 5" x 11' 9" (3.78m x 3.58m)
Bedroom 2 has a front facing double glazed window,

one radiator and laminate floor covering, fitted wardrobes for storage.

Bedroom Three

13' 9" into recess x 11' 8" into recess (4.19m into recess x 3.56m into recess)
Bedroom 3 on the ground floor has a front facing double glazed window, laminate floor covering and fitted wardrobes.

Bedroom Four

12' x 11' 8" (3.66m x 3.56m)
Bedroom 4 has a carpet floor covering, rear facing double glazed window.

Bedroom Five

Bedroom 5 is on the first floor with a rear facing double glazed window.

Main Bathroom

The main bathroom comprises of a tiled floor and walls, Jacuzzi bath with shower over, white low flush toilet and sink and a rear facing double glazed window.

Bathroom

The shower room is on the ground floor comprising of a tiled floor, shower and a low level flush toilet and sink with two side facing double glazed windows.

Rear Garden

This large private garden has a paved patio area, raised beds and apple trees and large lawned area.

Garage & Outbuilding

The property boasts a garage with internal access through the utility room, electric roller door for car access and also houses the solar panel meter, there is a separate outbuilding ideal for additional storage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning Five Bedroom Property
- Canal Views

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105310 - 0023

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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