



## Apple Grove, Doncaster

£99,950

**\*\*SOLD BEFORE MARKETING\*\*** 3Keys Property are pleased to offer this 2 double bedroom terrace house to the open market. Situated in the ever popular village of Auckley, Doncaster. Briefly comprising of: entrance porch, hallway, lounge, kitchen, 2 bedrooms and family bathroom. Within walking distance to highly sought after primary and secondary schools as well as a 6th form college, this property will not be available for long. For further details, contact 3Keys Property today 01302 867888.

- 2 BEDROOM MID TERRACE
- POPULAR LOCATION CLOSE TO AMENITIES
- IN NEED OF MODERNISATION

- SPACIOUS LOUNGE/DINER
- WALKING DISTANCE TO HIGHLY SOUGHT AFTER SCHOOLS AND 6th FORM COLLEGE
- PERFECT FTB/INVESTOR OPPORTUNITY

# PROPERTY DISCLAIMER

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold (estate management charge applies)

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.



GROUND FLOOR



1ST FLOOR



9 APPLE GROVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The Seller, agents and independent estate agent and their respective agents and no guarantee as to their capability or efficiency can be given.  
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