



17 Peel Street
Worsbrough Common, Barnsley, S70 4DU

Auction Guide £75,000



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Entrance

Lounge

12'11" x 13'8" (3.96 x 4.17)

Kitchen Dining

12'10" x 9'0" (3.93 x 2.76)

Bedroom One

12'10" x 10'6" (3.93 x 3.21)

Bedroom Two

8'10" x 5'1" (2.70 x 1.57)

Attic Bedroom

13'11" x 13'0" (4.26 x 3.98)

Bathroom

4'5" x 6'5" (1.35 x 1.97)

Outside

Key features

Three Bedrooms – This property offers two well-proportioned bedrooms plus a spacious attic bedroom, ideal as a master suite, guest room, or even a home office for remote working.

Terraced Home – A classic design that combines practicality and charm, perfect for first-time buyers or investors seeking a property with strong rental potential.

Low-Maintenance Garden – Enjoy outdoor space without the hassle of heavy upkeep. The garden is designed for easy care, making it ideal for busy lifestyles.

Additional Storage Solutions – Equipped with garden storage sheds, providing ample space for tools, bikes, and seasonal items, ensuring your home stays clutter-free.

Functional Layout – A well-thought-out floor plan

that maximises space and comfort, offering a cosy reception area and practical living arrangements.

Prime Location – Situated in a popular residential area close to local amenities, schools, and excellent transport links, making everyday living convenient and stress-free.

Book a viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit www.psbarnsley.co.uk

Thinking of selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth Barnsley, S72 8UJ

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online

auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

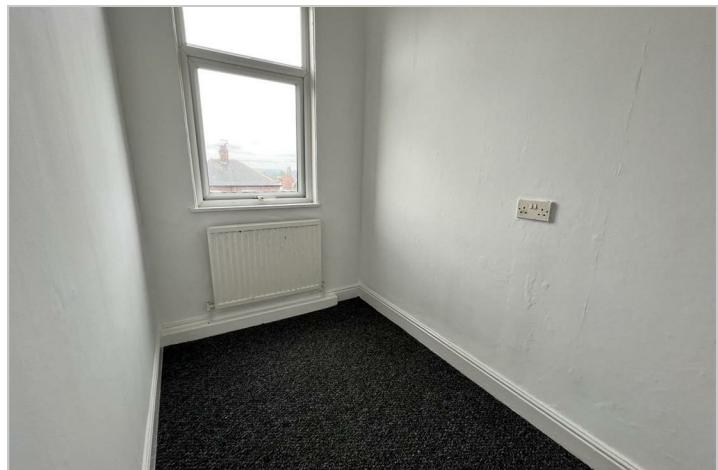
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly

advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



Hybrid Map



Terrain Map



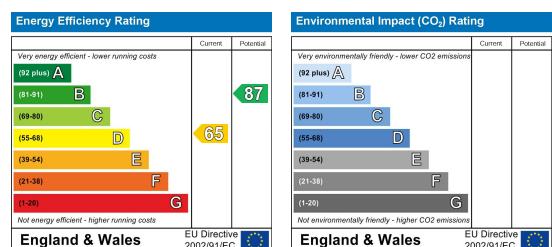
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

