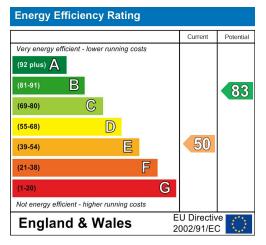
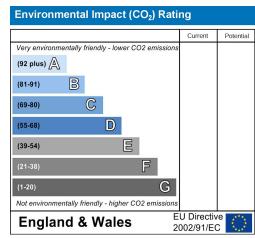
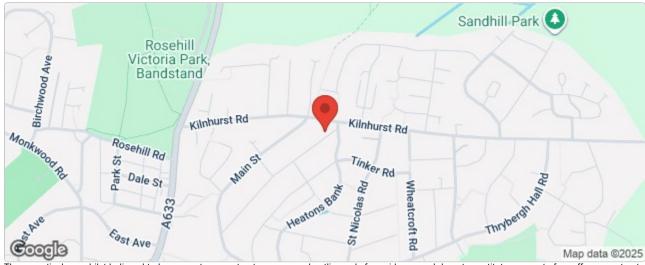
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Energy Efficiency Graph





Area Map



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.

Interested in selling with Merryweathers?

Get in touch with your local office today on 01709 311190 or visit our website Merryweathers.co.uk for a free valuation.



13 South Street, Rawmarsh, S62 5RF

Auction Guide £85,000

Key Points

*** MODERN METHOD OF AUCTION *** Situated within this popular residential area and offering ease of access to the amenities and bus services upon Kilnhurst Road is this Two bedroom plus attic mid terrace property. With local schooling and the open spaces of Rosehill Victoria park nearby the property would prove an ideal purchase for the first time buyer or investor alike.

- · Modern Method of Auction
- Popular Location
- Nearby Schooling
- Investment Opportunity
- Commuter Friendly













About This Property

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most

information on the Buyer Information Pack fee, please contact the iamsold team

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Council Tax Band - A

Tenure - Freehold

Property Type - Terraced

Construction Type - Brick built

Heating Type - Gas central heating Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

https://www.openreach.com

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Parking type - On Road Building safety N/A

Restrictions N/A

Rights and easements N/A

looding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. https://check-forooding.service.gov.uk/find-location

Planning permissions N/A

cessibility features N/A

Coal mining area South Yorkshire is a mining area Il buyers are advised to check the Coal Authority website to gain more information on if this property is affected by

oal mining. https://www.groundstability.com/public/web/home.xhtml

Ve advise all clients to discuss the above points with a convevancing solicitor

unge 12'10" x 11'3" (3.93 x 3.45m)

With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

ining Room 12'11" x 12'4" (3.96 x 3.76m)

Set beneath the UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel Irainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with sooking facilities With space and plumbing for an automatic washing machine and rear entrance door.

rincipal Bedroom 13'0" x 11'3" (3.97 x 3.44m)

With a front facing upvc window and central heating radiator Iroom Two 12'4" x 8'8" (3.76 x 2.66)

Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Currently used as storage, could easily be utilised as a play room or office with upvc glazing.

To the front of the property is on road parking via South Street itself, whilst to the rear is a laid to lawn garden with







