



13 William Street, Rotherham, S60 2NG

**Price Guide £80,000**

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION\*\*\*

A two bedroom terraced house located within walking distance of the town centre. Offered for sale with no upward chain and ideally suited to the investor. Gas central heating and uPVC double glazing.  
Lounge, Dining Kitchen, two Bedrooms + Loft Room, Bathroom. On-street permit parking.



## HALL

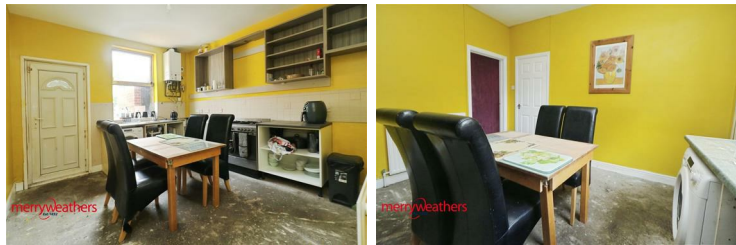
With uPVC door and radiator

## LOUNGE 15'0" x 11'8" (4.58 x 3.57)



With front facing uPVC window and radiator

## DINING KITCHEN 11'8" x 12'3" (3.57 x 3.75)



With fitted units, wall mounted gas combination boiler, radiator and rear facing uPVC door and window. Built-in storage Pantry

## FIRST FLOOR LANDING

## FRONT BEDROOM 12'10" x 10'11" (3.92 x 3.35)



With uPVC window, radiator and built-in mirror fronted wardrobes

## REAR BEDROOM 7'6" x 14'4" (2.3 x 4.37)



With fitted wardrobe, uPVC window, radiator and drop-down ladder rising to the Loft with 'Velux' window

## BATHROOM 6'10" x 11'4" (2.09 x 3.47)



Comprising a panelled bath with electric shower, W.C. and wash basin, radiator and uPVC opaque window.

## OUTSIDE

There is a rear yard and on-street permit parking is available

## MATERIAL INFORMATION

Council Tax Band: A

Tenure: Freehold

Property Type: Mid Terrace

Construction type Brick

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 Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

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

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area  
All buyers are advised to check the Coal Authority  
website to gain more information on if this property is  
a f f e c t e d b y c o a l m i n i n g .  
<https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a  
conveyancing solicitor.

### **AUCTIONEERS COMMENTS**

This property is for sale by the Modern Method of  
Auction, meaning the buyer and seller are to Complete  
within 56 days (the "Reservation Period"). Interested  
parties personal data will be shared with the Auctioneer  
(iamsold).

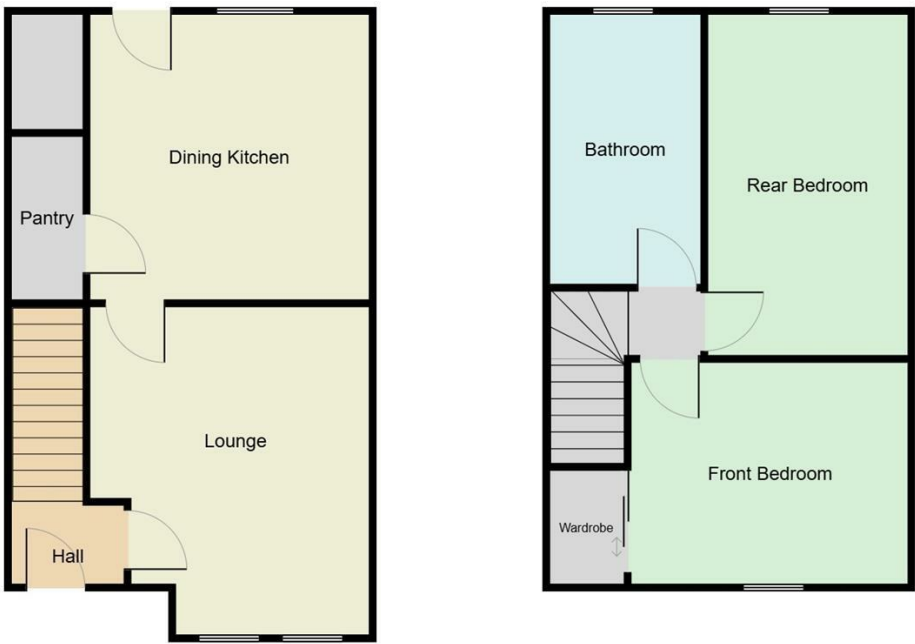
If considering buying with a mortgage, inspect and  
consider the property carefully with your lender before  
bidding.

A Buyer Information Pack is provided. The winning bidder  
will pay £349.00 including VAT for this pack which you  
must view before bidding.

The buyer signs a Reservation Agreement and makes  
payment of a non-refundable Reservation Fee of 4.50%  
of the purchase price including VAT, subject to a  
minimum of £6,600.00 including VAT. This is paid to  
reserve the property to the buyer during the Reservation  
Period and is paid in addition to the purchase price. This  
is considered within calculations for Stamp Duty Land  
Tax.

Services may be recommended by the Agent or  
Auctioneer in which they will receive payment from the  
service provider if the service is taken. Payment varies  
but will be no more than £960.00 including VAT These  
services are optional.

Floor Plan

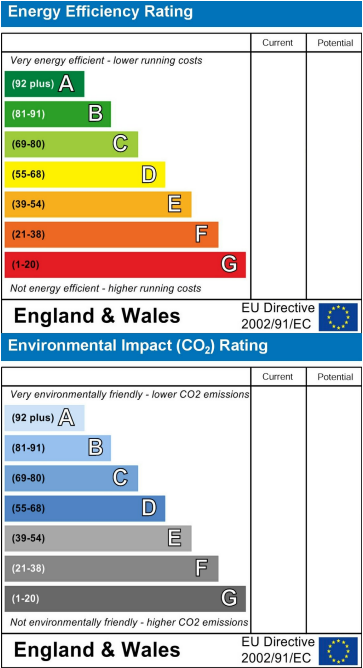


Area Map



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.

Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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