



4 Rosehill Road, Rawmarsh, Rotherham, S62 7BX

**Auction Guide £90,000**

**\*\*FOR SALE VIA MODERN METHOD OF AUCTION - START BID £90,000\*\***

Enjoying a sought-after location overlooking Rosehill Park is this **THREE BEDROOM MID-TERRACED HOUSE** offered for sale with **NO UPWARD CHAIN**. The property offers gas central heating from a combi boiler, uPVC double glazing, fitted Kitchen, Conservatory and a lawned rear garden. Located only a moments walk from nearby Schools with regular bus services to and from the town centre and the Retail World shopping complex.



**LOUNGE 13'1" x 11'10" (4 x 3.61)**



With uPVC door and front facing uPVC window. Radiator

**DINING ROOM 13'1" x 11'10" (4 x 3.61)**



With radiator, rear facing uPVC window and Cellar leading off

**KITCHEN 6'6" x 10'1" (2 x 3.08)**



With base and wall units and inset stainless steel sink beneath the rear facing uPVC window. Electric hob with extractor hood and electric oven to one side. Radiator, tiled floor and door into the Conservatory

**CONSERVATORY 8'2" x 9'4" (2.49 x 2.86)**



With uPVC windows and door leading into the rear garden

**FIRST FLOOR LANDING**

With stairs rising to the Attic Bedroom

**FRONT BEDROOM 13'1" x 11'9" (4 x 3.6)**



With uPVC window overlooking the Park, radiator and built-in cupboard

**REAR BEDROOM 8'2" x 9'4" (2.49 x 2.86)**



With radiator and uPVC window



## SHOWER ROOM



With corner curved shower cubicle, pedestal wash hand basin and W.C. Heated towel rail and uPVC opaque window

## ATTIC BEDROOM 13'1" x 15'1" (4 x 4.6)



With 'Worcester' gas combi boiler, radiator and 'Velux' window

## OUTSIDE



To the rear is a brick outbuilding beyond which is the lawned garden.

## MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Mid terraced house

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 affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor

## AUCTIONEERS COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your

own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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

