



17 Delta Way, Maltby, Rotherham, South Yorkshire, S66 7SJ

**By Auction £190,000**

\*\*\*\*SELLING BY MODERN METHOD OF AUCTION\*\*\*\*

\*\*NEWLY RENOVATED\*\* Located on a quiet cul-de-sac is this spacious four-bedroom detached property with garage. Perfect for a growing family this property has been extended to create more reception space. The new kitchen has integrated appliances and there are new carpets throughout.

The accommodation comprises of a lounge, dining kitchen, w/c and second reception room to the ground floor. To the first floor are four bedrooms and a bathroom with four-piece suite. Outside there is off road parking a single garage and private rear garden.

To view please call Merryweathers Maltby.

## FRONT ELEVATION

To the front of the property is parking in front of the single garage.

### HALL 5'10" x 2'11" (1.8 x 0.9)

Having a central heating radiator.

### LUNGE 15'5" x 11'5" (4.7 x 3.5)

Having a front facing window, rear facing patio doors, gas fire and central heating radiator.

### KITCHEN 15'5" x 11'5" (4.7 x 3.5)

Having a grey shaker style kitchen with integrated electric oven and gas hob with extractor over. Inset stainless steel sink with tiled splashback and upstand. Space for undercounter washer and fridge freezer and breakfast bar seating. Front facing window, radiator and understairs storage cupboard.

### REAR HALL 5'2" x 8'2" (1.6 x 2.5)

Having a UPVC door and radiator.

### W/C 5'2" x 3'7" (1.6 x 1.1)

Having a vanity basin, toilet, radiator and window. A storage cupboard houses the boiler.

### RECEPTION ROOM TWO 12'5" x 14'1" (3.8 x 4.3)

Having a side facing window and radiator.

## FIRST FLOOR

Having a window.

### BEDROOM ONE 15'5" x12'5" (4.7 x3.8 )

Having two windows and a central heating radiator.

### BATHROOM 8'6" x 11'5" (2.6 x 3.5 )

Having a bath, vanity sink, shower cubical and toilet. Radiator and window.

### BEDROOM TWO 8'6" x 12'9" (2.6 x 3.9)

Having a front facing window and central heating radiator.

### BEDROOM THREE 9'10" x 8'6" (3 x 2.6 )

Having a front facing window, storage cupboard and central heating radiator.

### BEDROOM FOUR 6'6" x 8'10" (2 x 2.7 )

Having a rear facing window and central heating radiator.

## GARDEN

Having a lawned garden with paved patio.

## Material Information

Council Tax Band C

EPC TBC

Freehold

## 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.

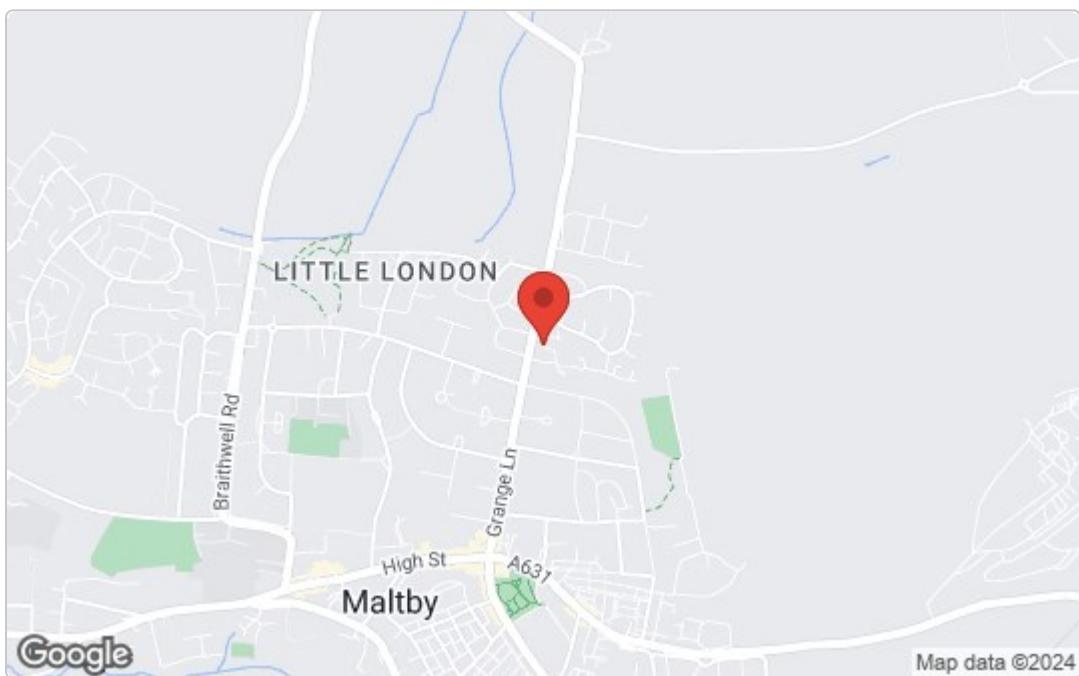
### Referral Arrangements

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



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.

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

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